



## Arlington Zoning Board of Appeals

**Date:** Tuesday, September 27, 2022  
**Time:** 7:30 PM  
**Location:** Conducted by remote participation  
**Additional Details:**

### Agenda Items

#### Administrative Items

1. **Remote Participation Details**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: Sep 27, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/meeting/register/tZlvd-yorzMtE9LJiNpMqNLsizepzVQBXcr>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID 862 0501 8796

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

2. **Members Vote: Approval of Decision for 80-82 Winter Street**

3. **Members Vote: Approval of Meeting Minutes from September 13, 2022**

#### Hearings

4. **Docket # 3715: 39 Woodside Lane**
5. **Docket # 3716: 70-72 Oxford Street**

**Meeting Adjourn**



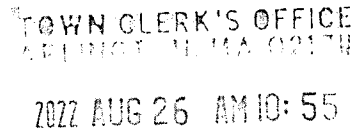
## Town of Arlington, Massachusetts

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### Docket # 3715: 39 Woodside Lane

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	ZBA_Package__39_Woodside_Lane.pdf	ZBA Package, 39 Woodside Lane
Reference Material	39_Woodside_Lane_Design_Dwg_9.24.22.pdf	39 Woodside Lane Design Dwg 9.24.22
Reference Material	39_Woodside_Ln_Topo.pdf	39 Woodside Ln Topo
Reference Material	Zimmer-Keller_Letter_9-27-22.pdf	Zimmer-Keller Letter 9-27-22
Reference Material	3715_39_Woodside_Lane.pdf	3715_39 Woodside Lane



RECEIVED

## 4 of 56

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of 39 Woodside Lane  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw  
Section 5.4B(6).

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 39 Woodside Lane with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw Section  
5.4.2B(6).

E-Mail: steph@acgeneralcontractinginc.com Signed:  Date: 08/11/2022

Telephone: 857-888-2134 Address: 28 Revere Road, Woburn, MA 01801

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.  
R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw Section 5.4.2B(6).  
\_\_\_\_\_

B). Explain why the *requested use is essential or desirable to the public convenience or welfare*.  
The requested special permit and the construction/remodeling contemplated will substantially improve an existing property which is in substantial disrepair. It will enhance the property, the neighborhood and are in keeping with the character of the neighborhood.  
\_\_\_\_\_

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety*.  
We are not adding any additional vehicles to the roadway system.  
\_\_\_\_\_  
\_\_\_\_\_

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare*.  
We are not adding any additional water or sewer service connections we are only adding an addition to an existing single family dwelling.  
\_\_\_\_\_  
\_\_\_\_\_

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

No special regulations apply.

\_\_\_\_\_

\_\_\_\_\_

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed renovations will significantly enhance and improve this property which is in disrepair.

As such, the proposed renovations will positively enhance the neighborhood and are in keeping with

the character of the neighborhood.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed renovations are to an existing single family home. When completed, the home will

remain a single family but will have a more adequate living space for a family. The proposed

addition will clearly not cause an excess of that particular use nor will it be detrimental to the

character of the neighborhood.

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For Applications to the Zoning Board of Appeals

1. Property Location: 39 Woodside Lane Zoning District: R-1

2. Present Use/Occupancy: Residential No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
1780 Sq. Ft.

4. Proposed Use/Occupancy: residential No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
4145 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,120 s.f.	9,120 s.f.	min. 6,000 s.f.
7. Frontage (Ft.)	64.27'	64.27'	min. 60'
8. Floor area ratio	0.19	0.45	max.
9. Lot Coverage ( % )	11.5%	26.8%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	9,120 s.f.	9,120 s.f.	min. 6,000 s.f.
11. Front Yard Depth (Ft.)	38.3'	25.2'	min. 25'
12. Left Side Yard Depth (Ft.)	13.6'	10.4'	min. 10'
13. Right Side Yard Depth (Ft.)	36.6'	14.8'	min. 10'
14. Rear Yard Depth (Ft.)	11.9'	11.9'	min. 20'
15. Height (Stories)	2	2	max. 2 1/2
16. Height (Ft.)	29.0'	34.2'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 s.f.	4,589 s.f.	
17A. Landscaped Open Space (% of GFA)	304 %	111 %	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 s.f.	4,589 s.f.	
18A. Usable Open Space (% of GFA)	304 %	111 %	min. 30%
19. Number of Parking Spaces	1	2	min. 2
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction	Wood	Wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	4/12	6/12	min.



**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 39 Woodside Lane      Zoning District: R-1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>9,120 s.f.</u>	<u>9,120 s.f.</u>
Open Space, Usable	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Open Space, Landscaped	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

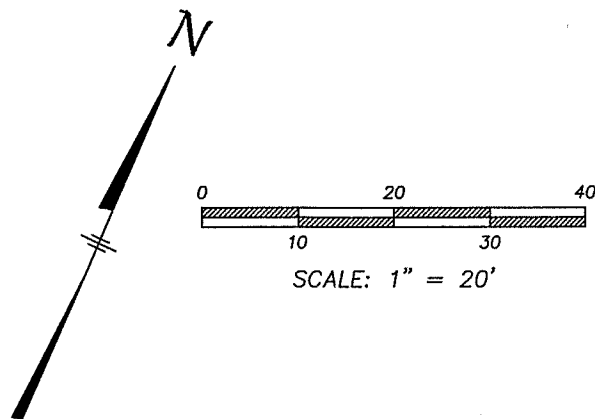
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 <sup>st</sup> Floor	<u>703</u>	<u>1895</u>
2 <sup>nd</sup> Floor	<u>739</u>	<u>1481</u>
3 <sup>rd</sup> Floor	<u>0</u>	<u>0</u>
4 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
5 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>338</u>	<u>769</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)	<u>1780</u>	<u>4145</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Landscaped Open Space (% of GFA)	<u>30.4 %</u>	<u>111 %</u>
Usable Open Space (Sq. Ft.)	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Usable Open Space (% of GFA)	<u>30.4 %</u>	<u>111 %</u>

This worksheet applies to plans dated 06.20.22 designed by Paul R. Lessard  
Architect

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

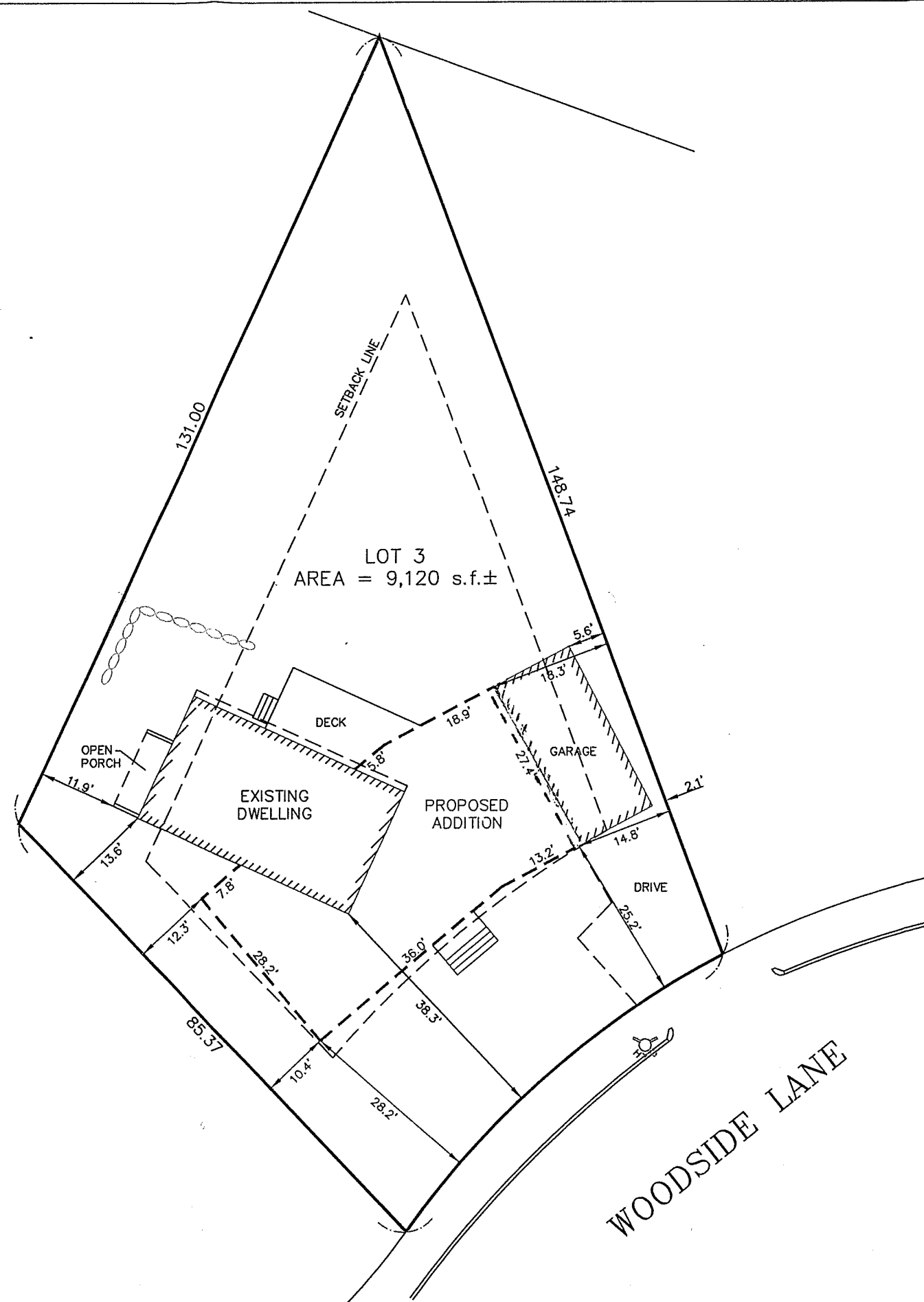
TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

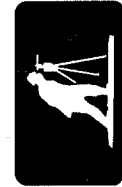
THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022  
DATE OF PLAN: MAY 20, 2022  
DATE OF PLAN: JULY 20, 2022 (PROPOSED ADDITION)  
REVISION: AUGUST 6, 2022 (PROPOSED ADDITION CHANGED)

  
RICHARD J. MEDE, JR. P.L.S.

08/06/2022  
DATE:

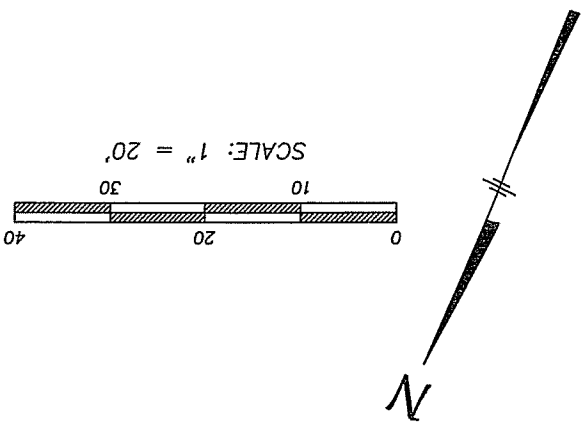


PROPOSED PLOT PLAN  
39 WOODSIDE ROAD  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:  
  
**MEDFORD  
ENGINEERING  
& SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:  
A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022

DATE OF PLAN: MAY 20, 2022

REVISION: MAY 25, 2022 (ELEVATIONS)

REVISION: JUNE 10, 2022 (ADDED ELEV)

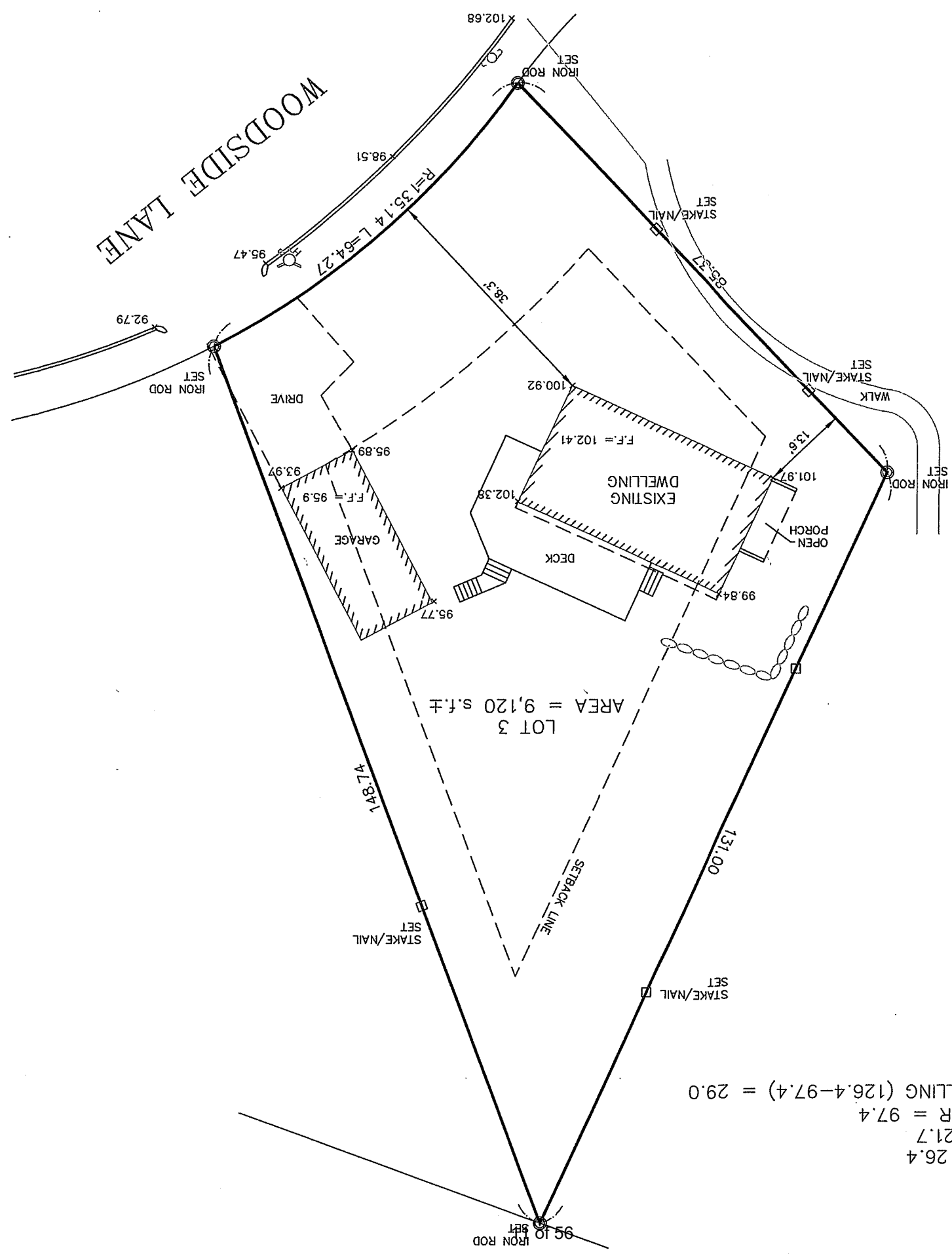
REVISION: JULY 21, 2022 (SET PROPERTY)

RICHARD J. MEDE, JR. P.L.S.

DATE: 07/21/2022



ROOF PEAK = 126.4  
ROOF DRIP = 121.7  
AVG TOP GUTTER = 97.4  
HEIGHT OF DWELLING (126.4-97.4) = 29.0



PREPARED FOR:

A.C. GENERAL

PREPARED BY:

**MEDFORD  
ENGINEERING  
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

**CERTIFIED PLOT PLAN**

**39 WOODSIDE LANE**

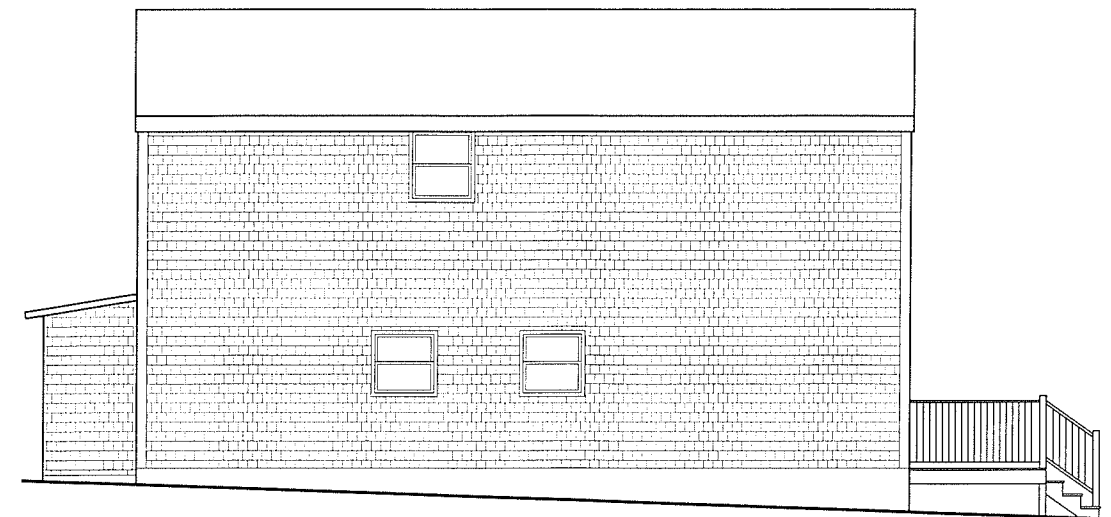
**ARLINGTON, MA.**

**(MIDDLESEX COUNTY)**

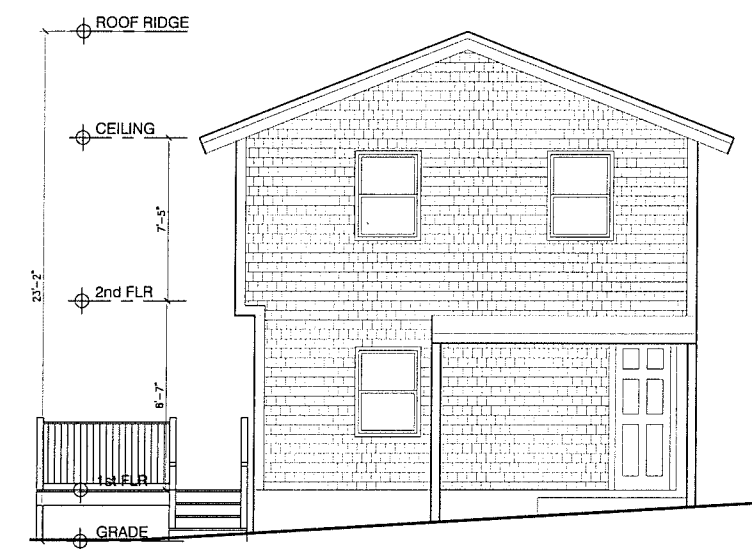
DRAWN	CHECKED	FILE NO.
CAV	RJM	21526



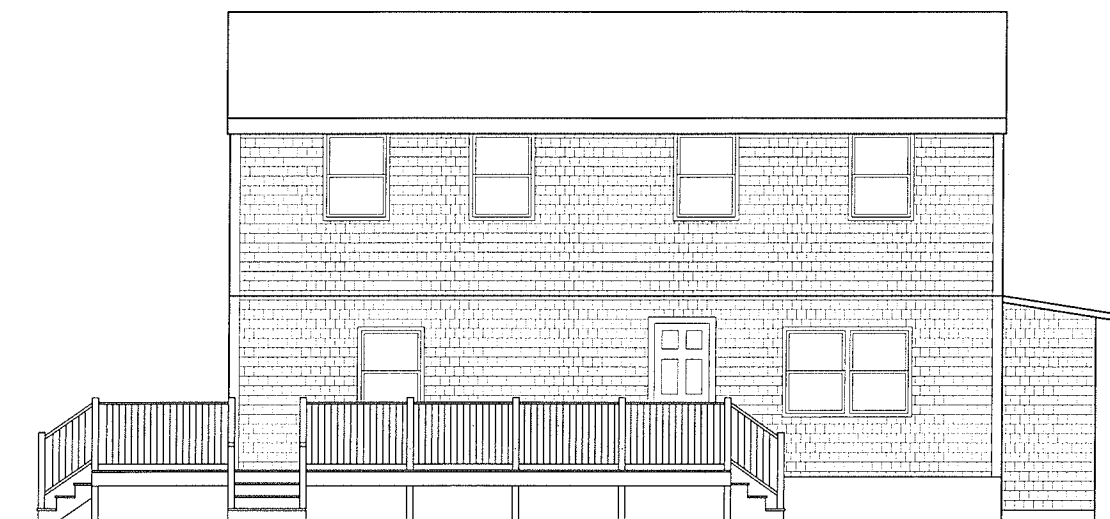
1  
A1  
**EXISTING WEST (FRONT) ELEVATION**  
1/4" = 1'-0"



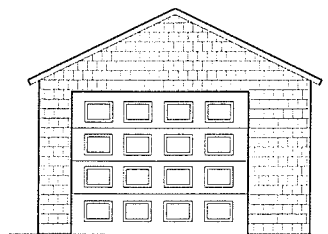
2  
A1  
**EXISTING NORTH ELEVATION**  
1/4" = 1'-0"



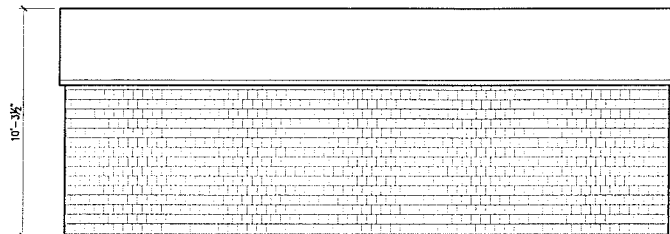
3  
A1  
**EXISTING EAST (REAR) ELEVATION**  
1/4" = 1'-0"



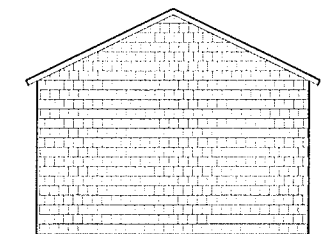
4  
A1  
**EXISTING SOUTH ELEVATION**  
1/4" = 1'-0"



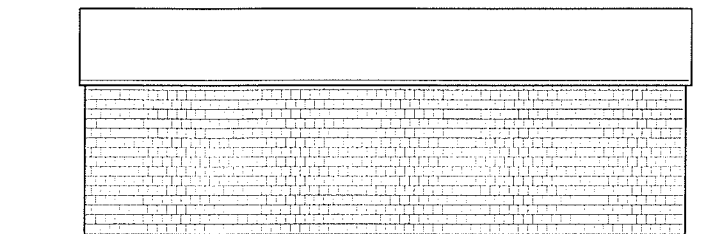
5  
A1  
**EXISTING GARAGE WEST (FRONT) ELEV.**  
1/4" = 1'-0"



6  
A1  
**EXISTING GARAGE NORTH ELEV.**  
1/4" = 1'-0"



7  
A1  
**EXISTING GARAGE EAST ELEV.**  
1/4" = 1'-0"



8  
A1  
**EXISTING GARAGE SOUTH ELEV.**  
1/4" = 1'-0"

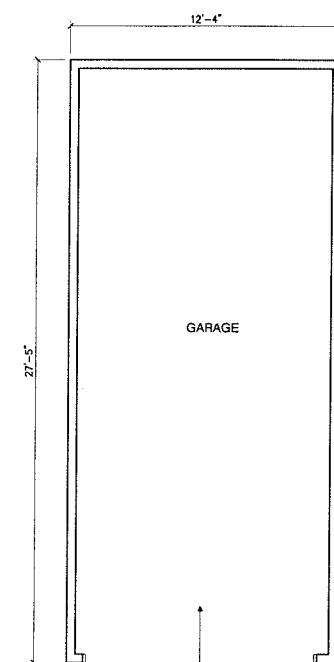
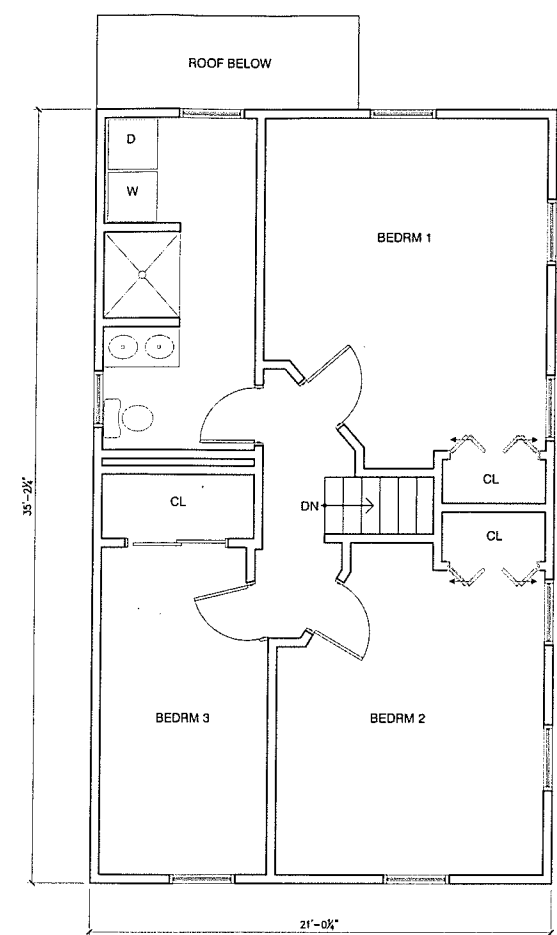
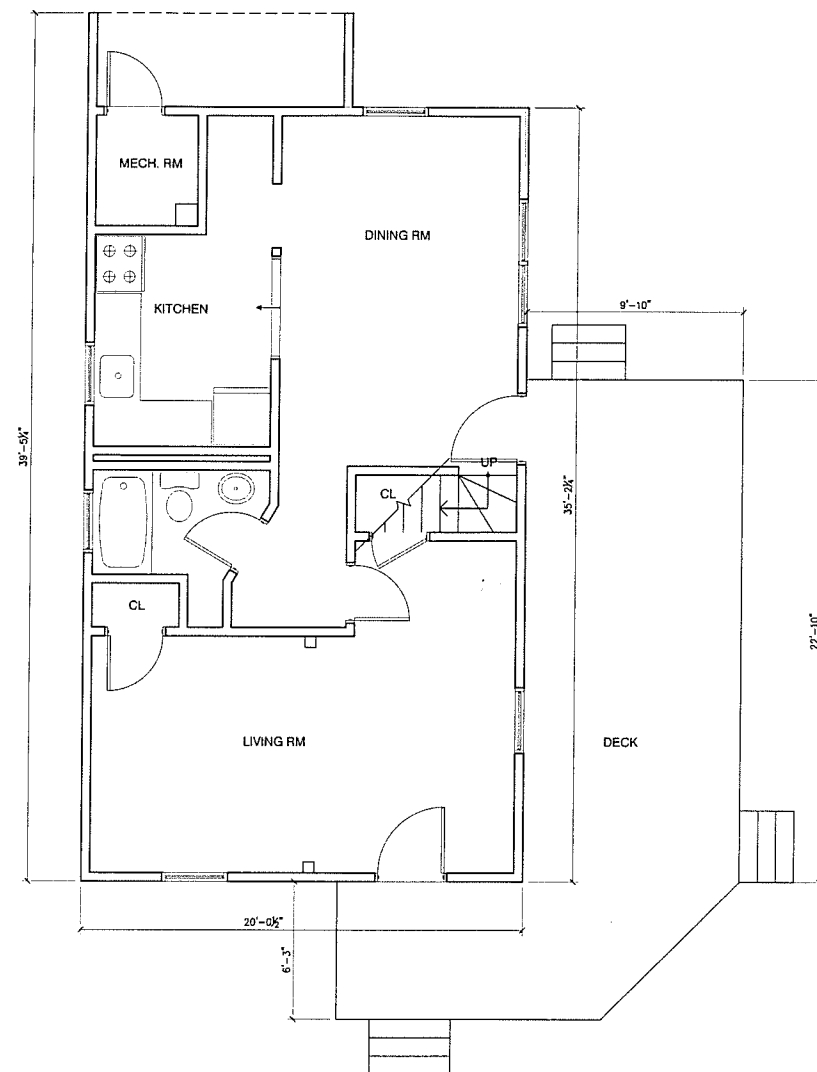
**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paulrarchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

PROJECT  
NUMBER:  
DATE: 8/15/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
  
**A1**



**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •

13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

### EXISTING FLOOR PLANS

REVISIONS:

PROJECT NUMBER:	
DATE: 8/15/22	
SCALE: AS NOTED	
DRAWN: PRL	
CHECK:	

DRAWING NUMBER:

A2



1  
A3  
PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

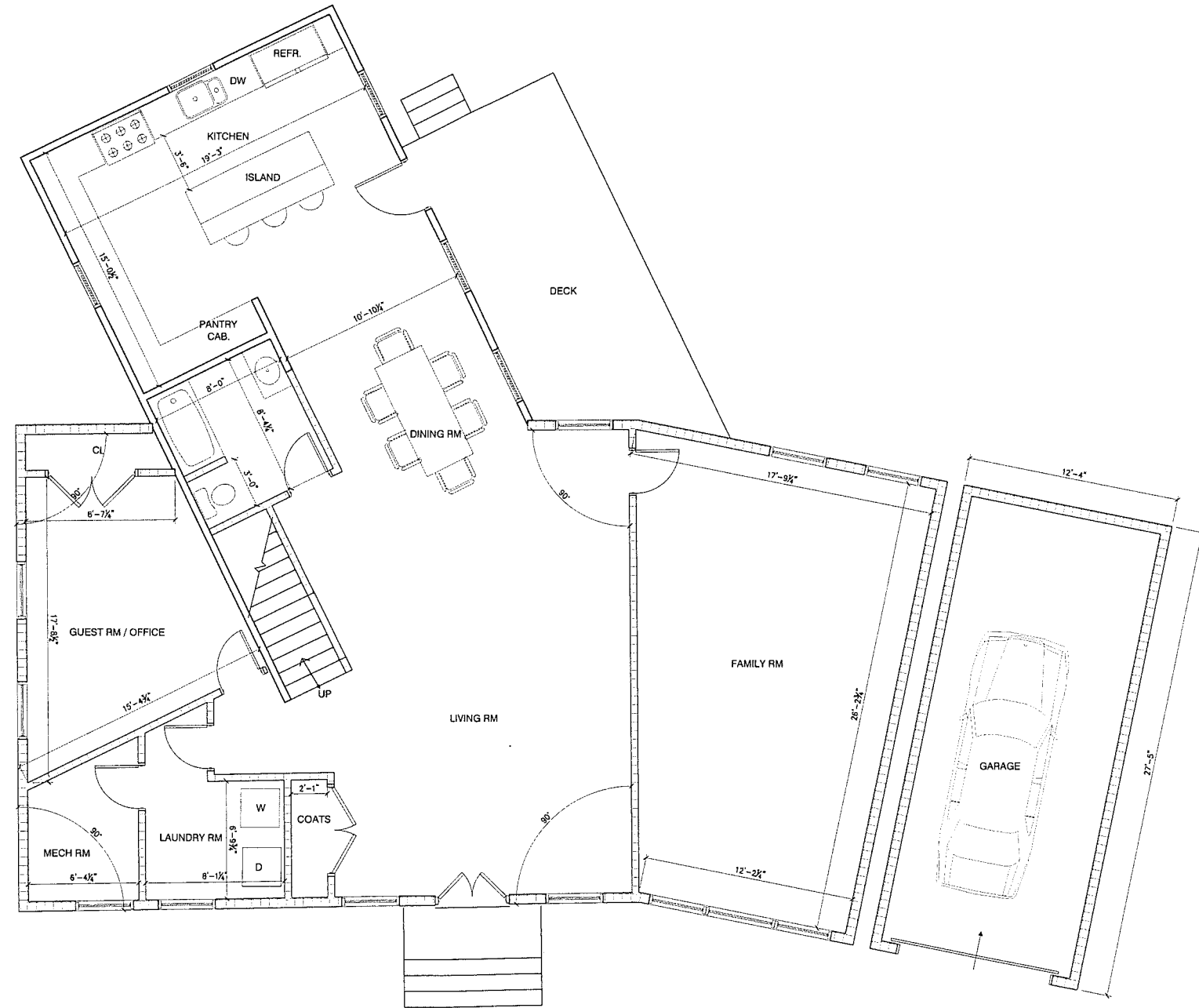
PROPOSED FRONT ELEVATION

REVISIONS:

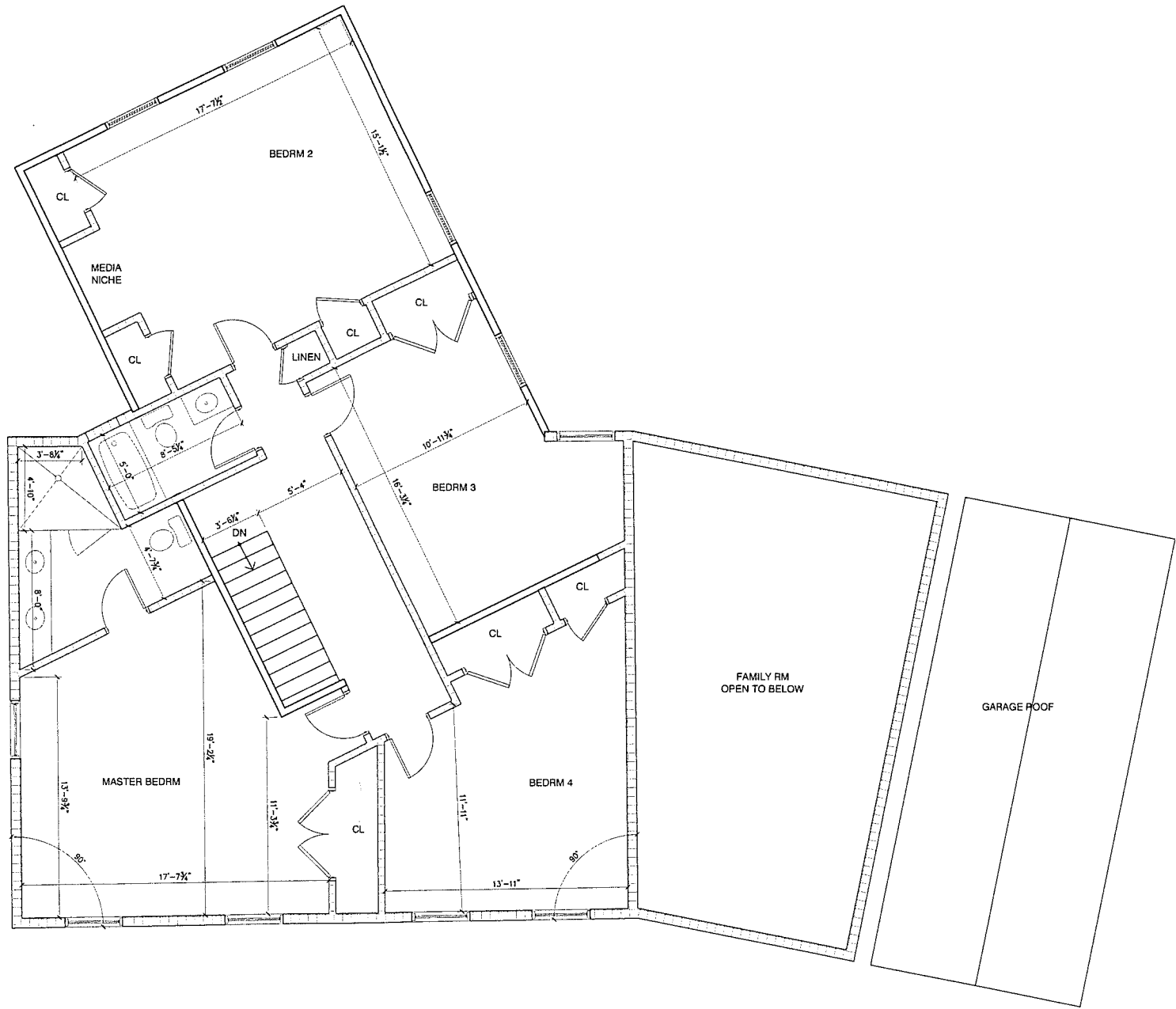
PROJECT  
NUMBER:  
DATE: 8/15/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

A3



1  
A4  
**PROPOSED 1st FLOOR PLAN**  
1/4"=1'-0"



1  
A5  
PROPOSED 2nd FLOOR PLAN  
1/4" = 1'-0"

PAUL R. LESSARD  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

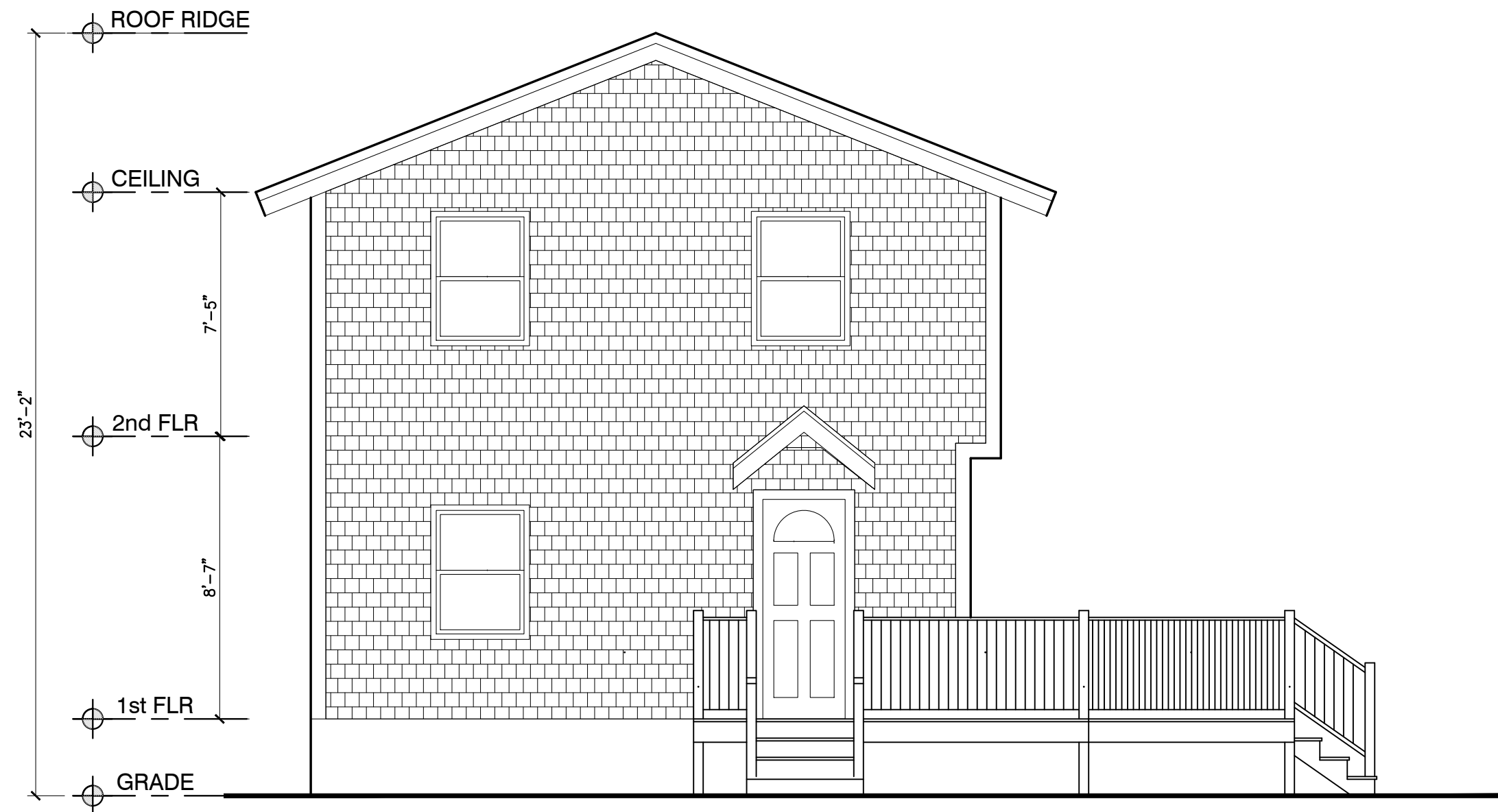
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED 2nd FLOOR PLAN

REVISIONS:

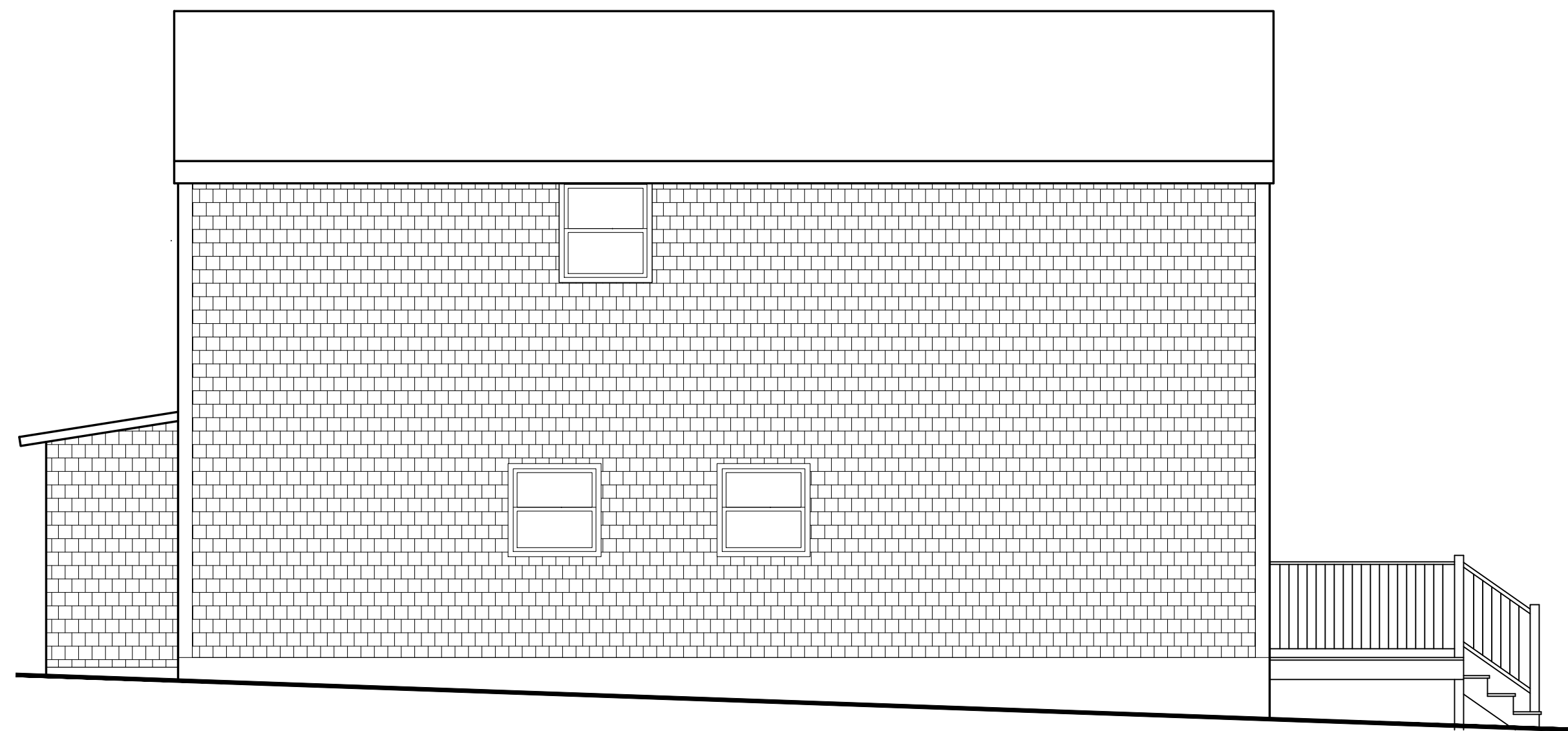
PROJECT NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:  
  
A5

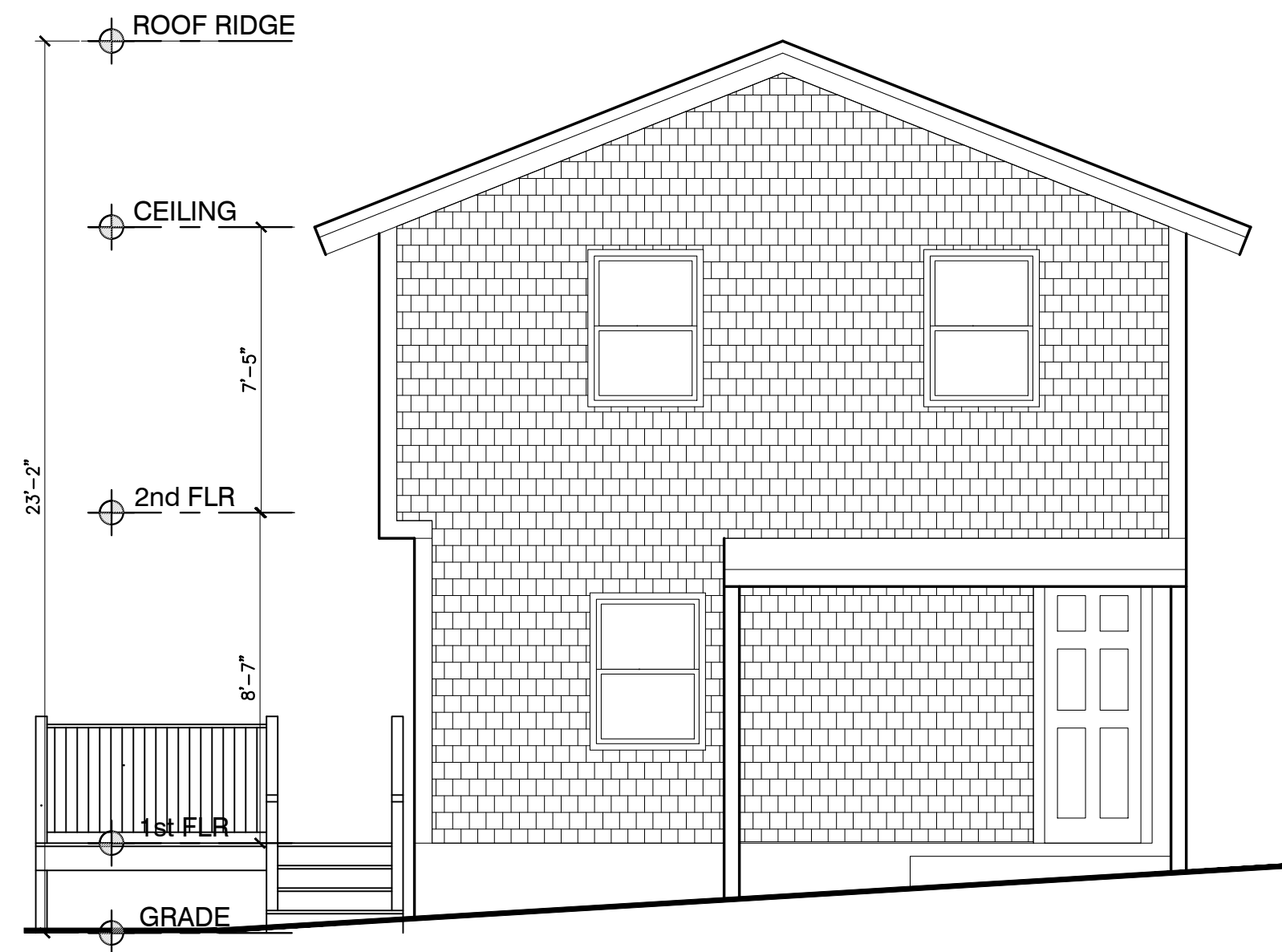




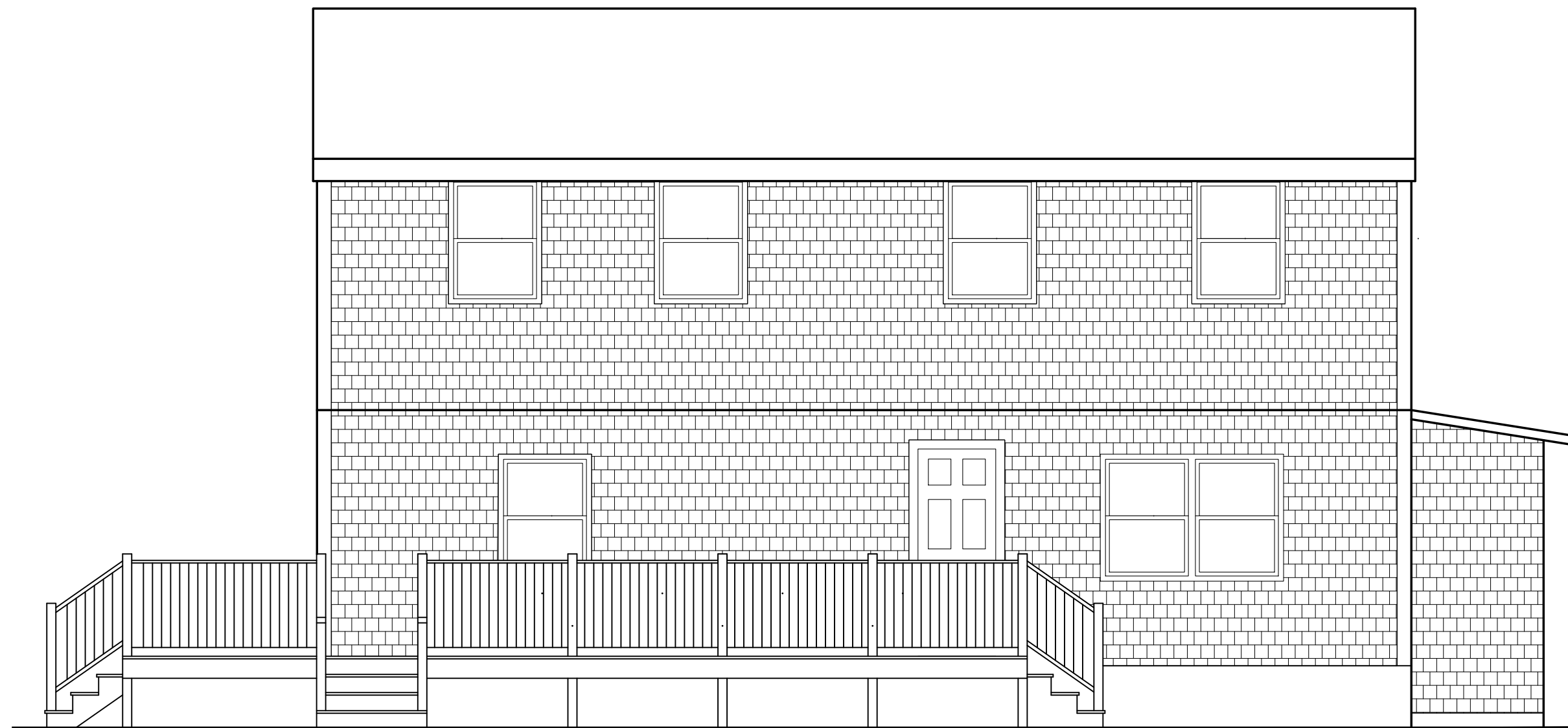
1  
A1  
**EXISTING EAST (FRONT) ELEVATION**  
1/4"=1'-0"



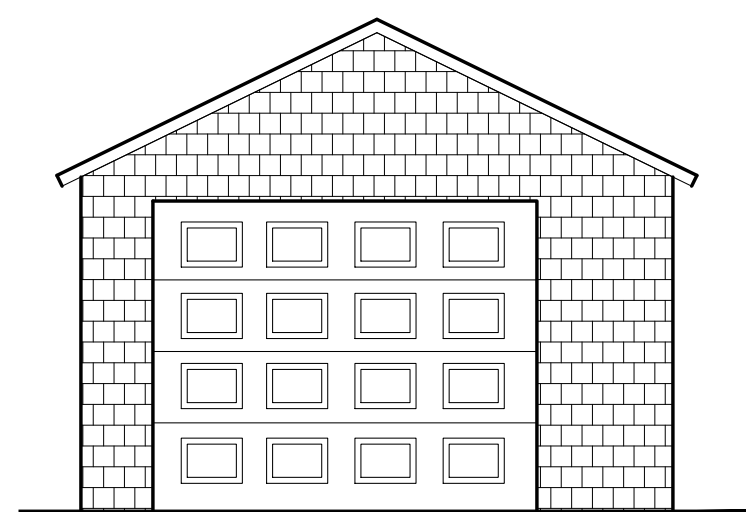
2  
A1  
**EXISTING SOUTH ELEVATION**  
1/4"=1'-0"



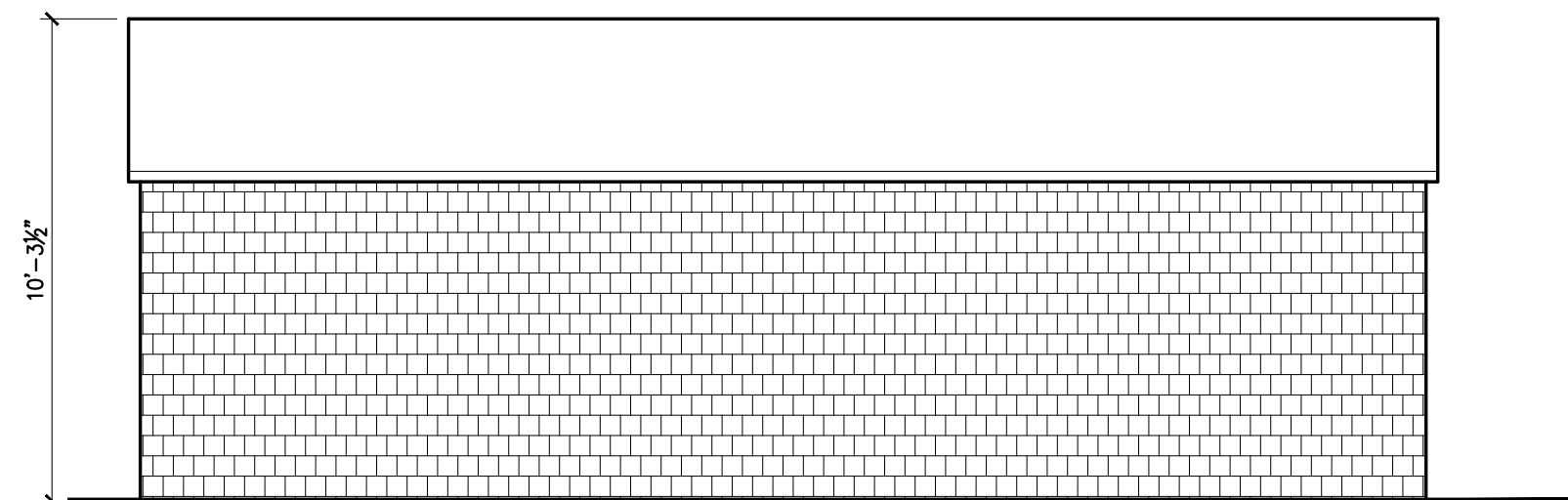
3  
A1  
**EXISTING WEST (REAR) ELEVATION**  
1/4"=1'-0"



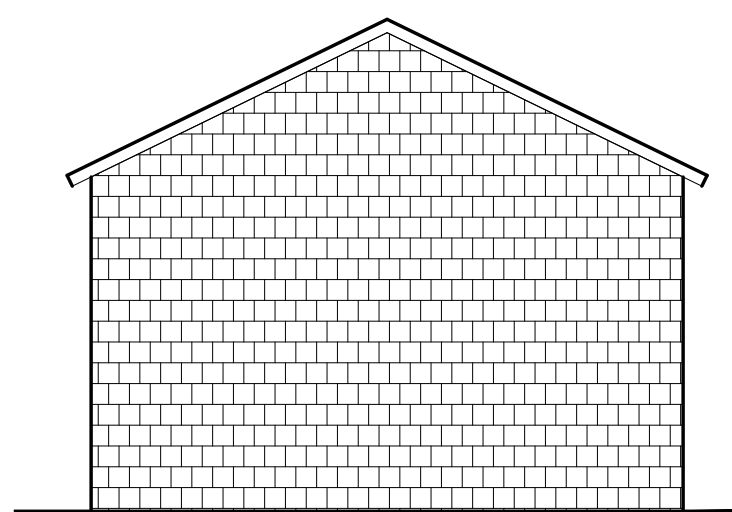
4  
A1  
**EXISTING NORTH ELEVATION**  
1/4"=1'-0"



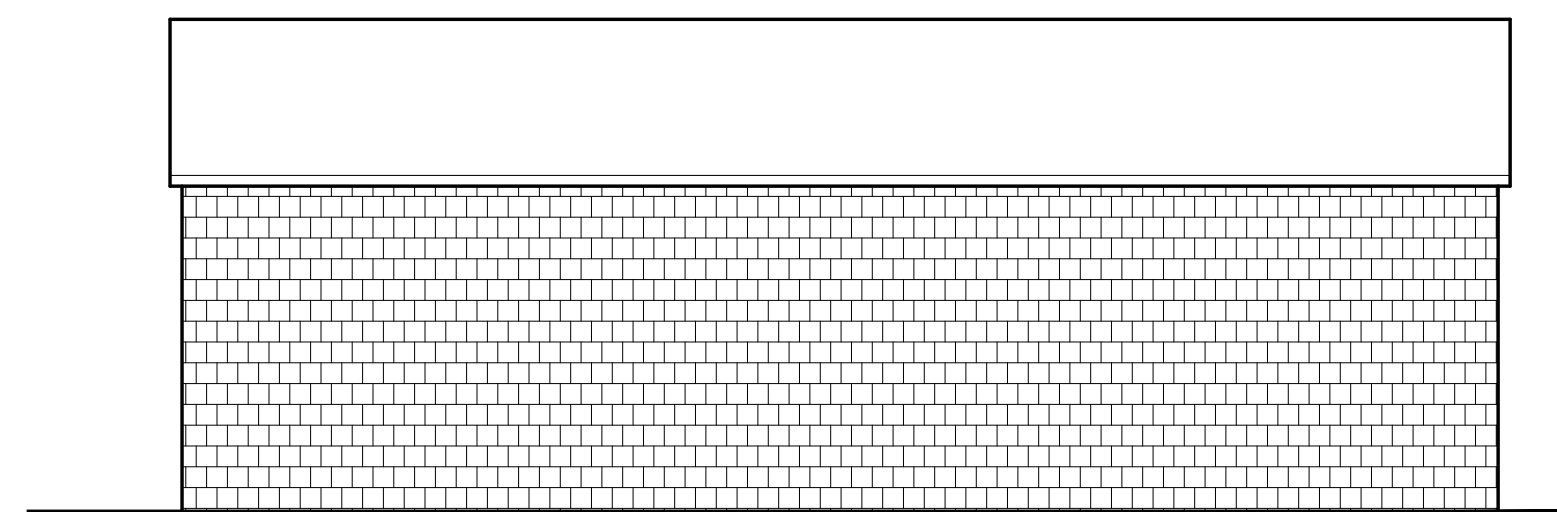
5  
A1  
**EXISTING GARAGE EAST (FRONT) ELEV.**  
1/4"=1'-0"



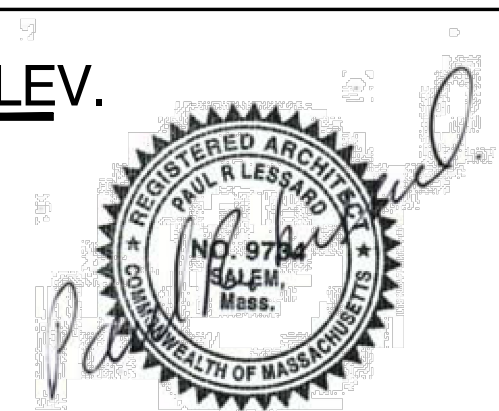
6  
A1  
**EXISTING GARAGE SOUTH ELEV.**  
1/4"=1'-0"



7  
A1  
**EXISTING GARAGE WEST ELEV.**  
1/4"=1'-0"



8  
A1  
**EXISTING GARAGE NORTH ELEV.**  
1/4"=1'-0"



**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

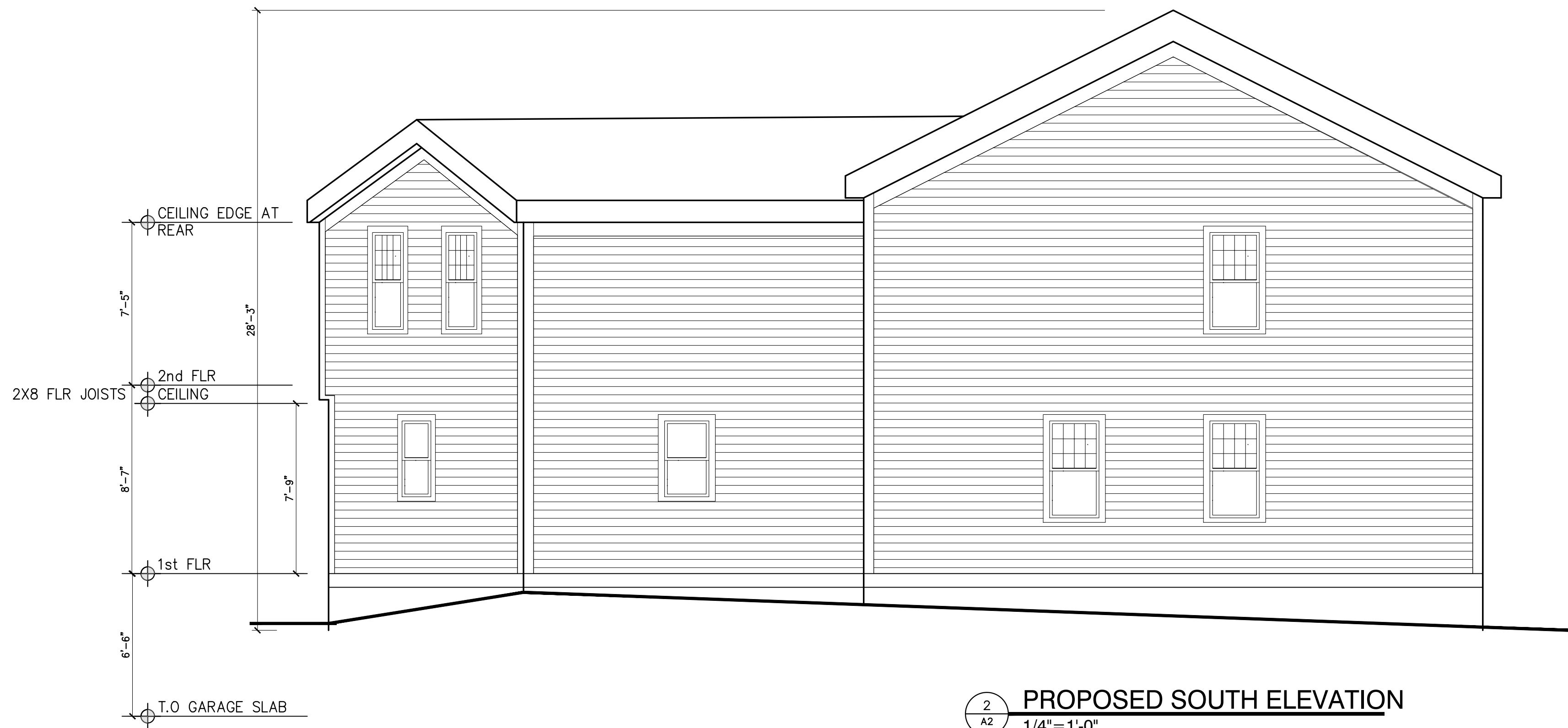
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DATE: 9/24/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

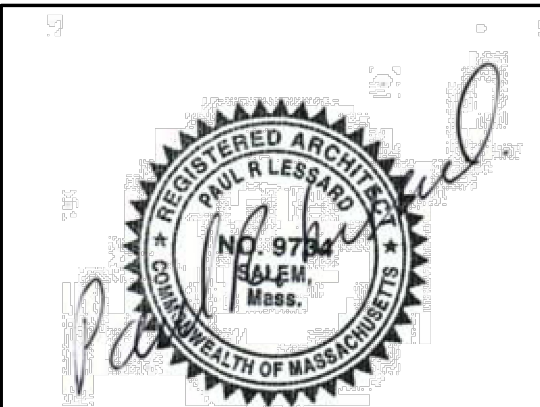
A1



1  
A2  
**PROPOSED EAST (FRONT) ELEVATION**  
1/4"=1'-0"



2  
A2  
**PROPOSED SOUTH ELEVATION**  
1/4"=1'-0"



**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

REVISIONS:

PROJECT NUMBER:  
DATE: 9/24/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

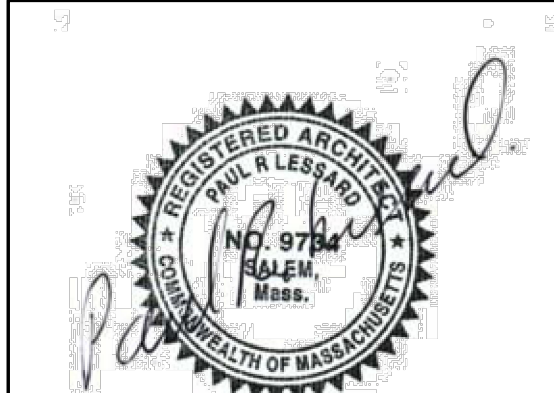
A2



1  
A3  
PROPOSED WEST (REAR) ELEVATION  
1/4"=1'-0"



2  
A3  
PROPOSED NORTH ELEVATION  
1/4"=1'-0"



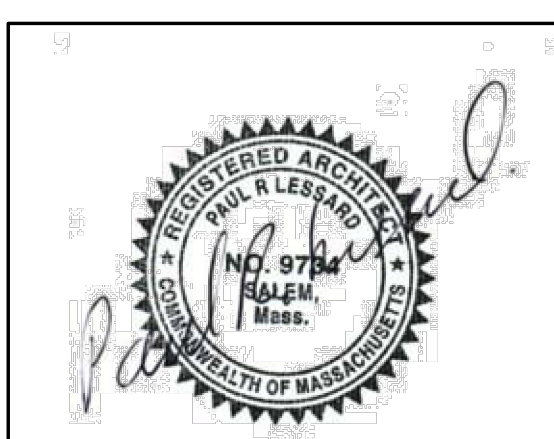
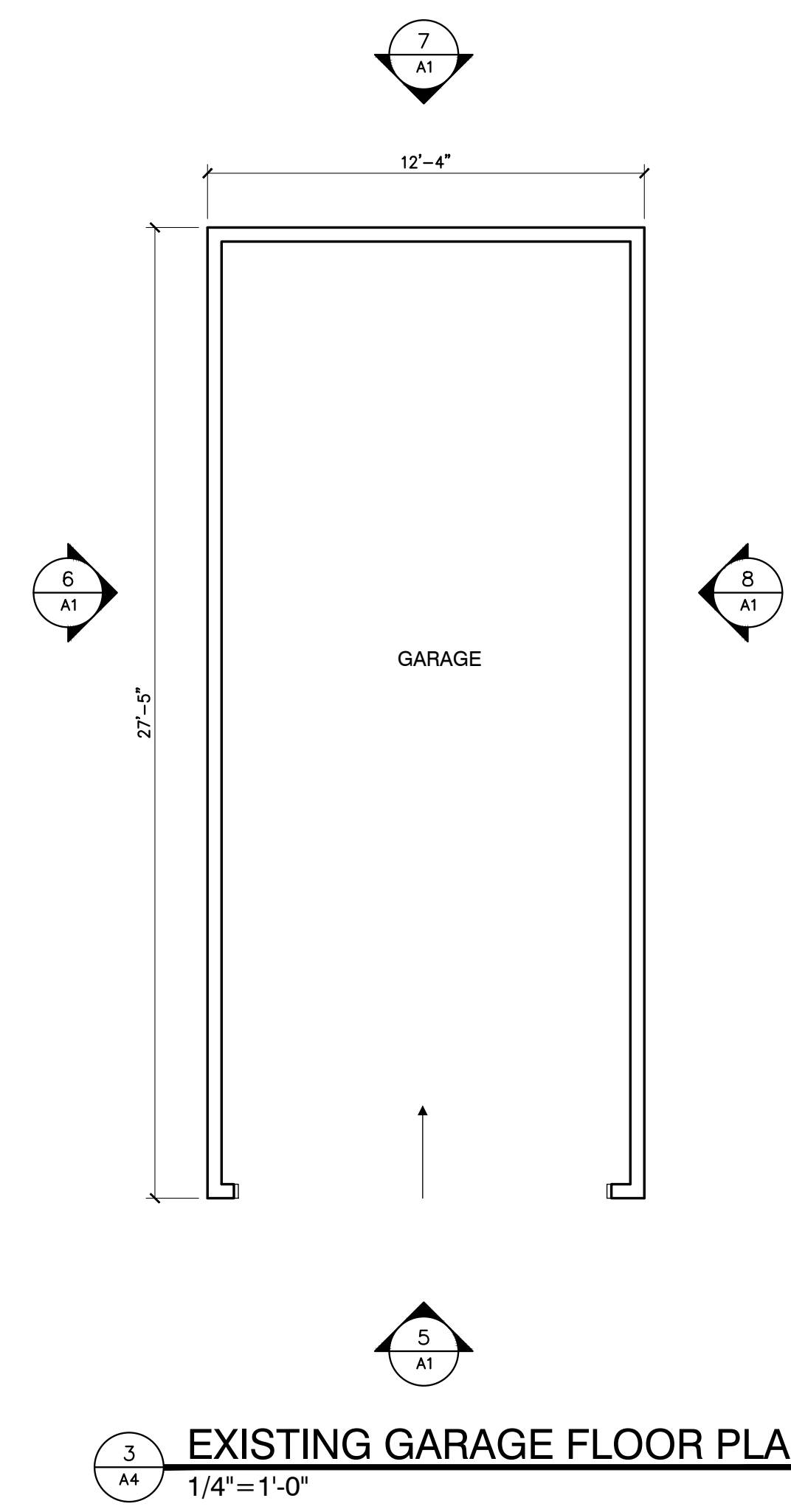
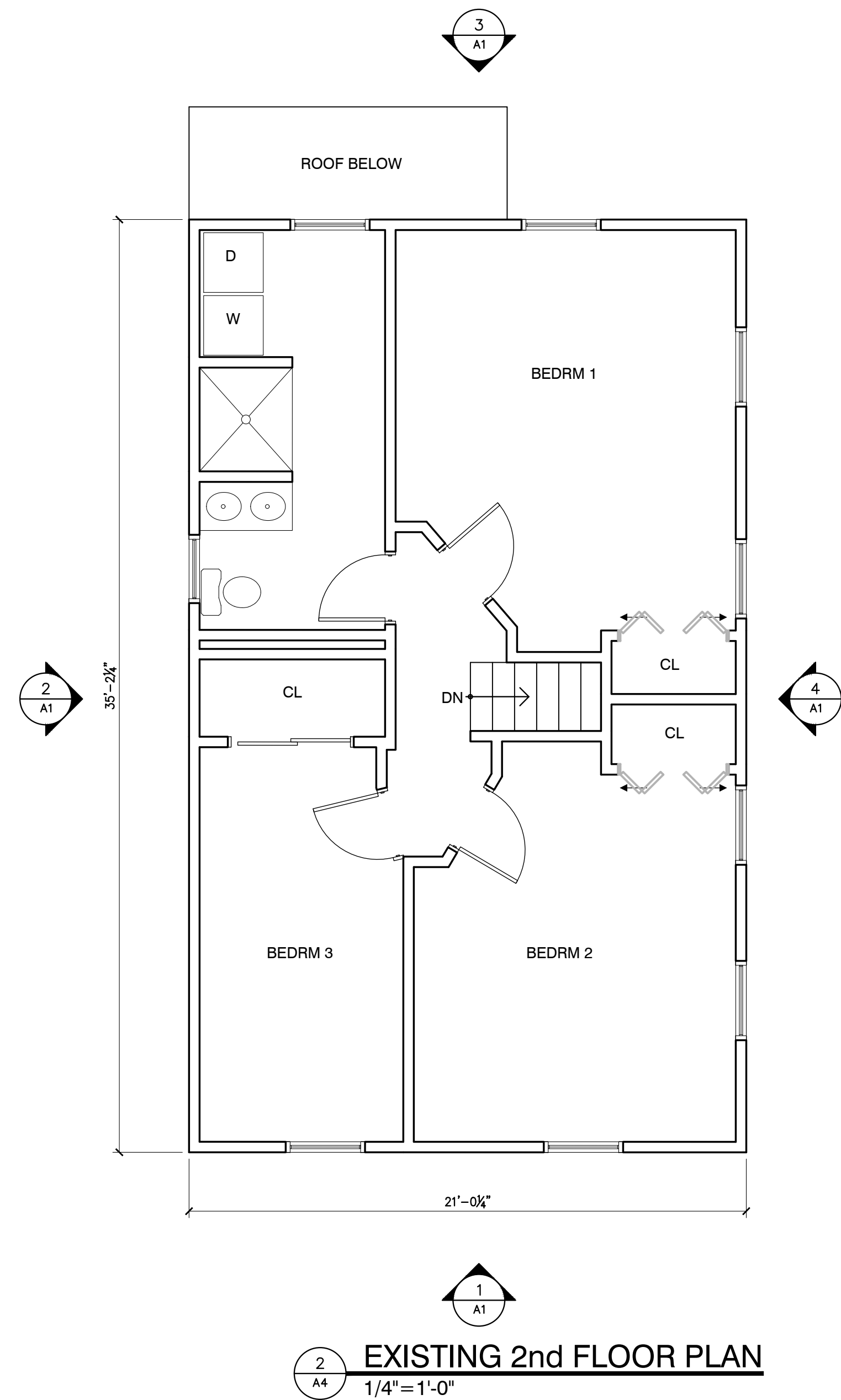
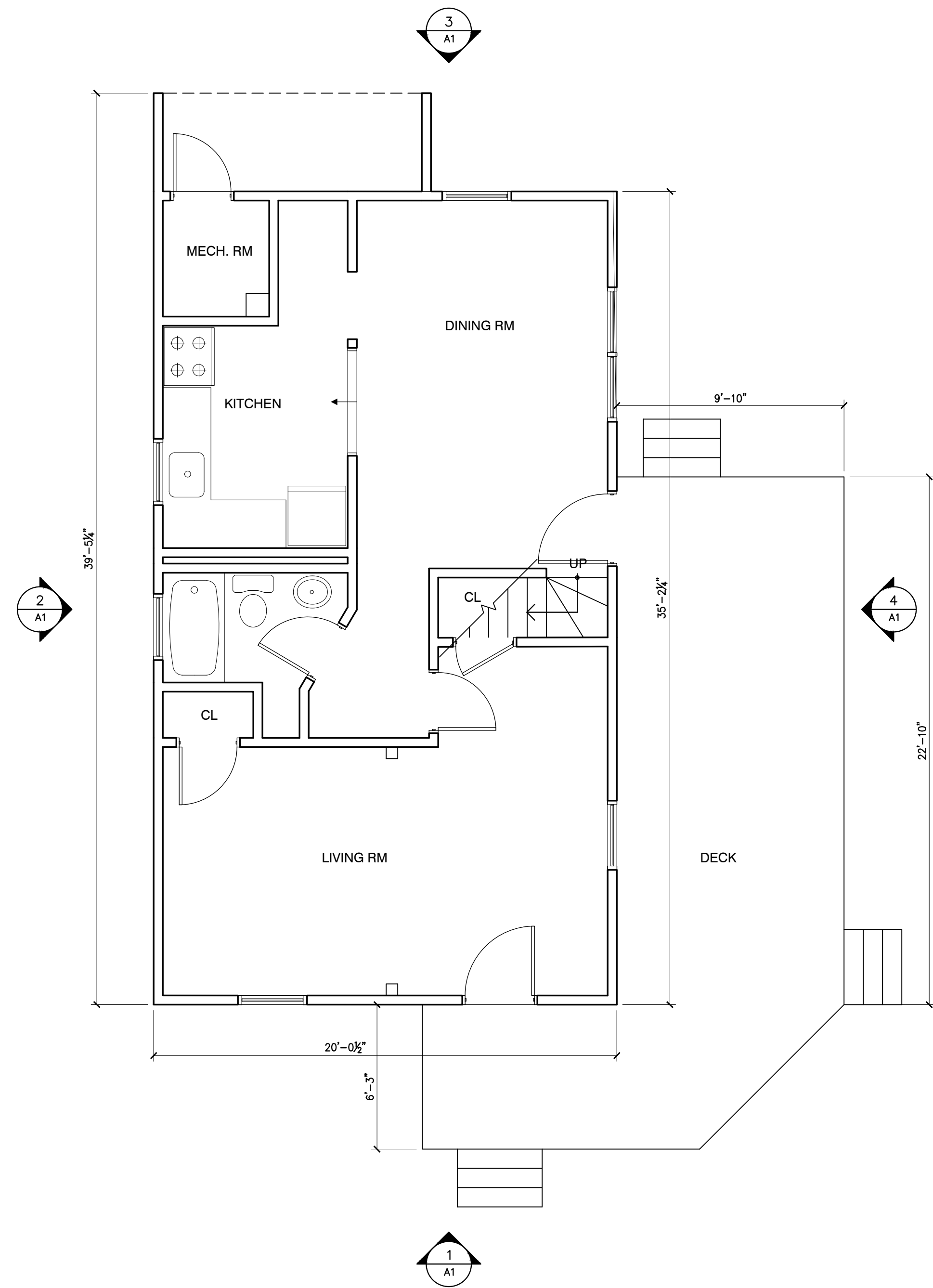
PAUL R. LESSARD  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED EXTERIOR NORTH & EAST ELEVATIONS

REVISIONS:

PROJECT NUMBER:  
DATE: 9/24/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
  
A3



**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

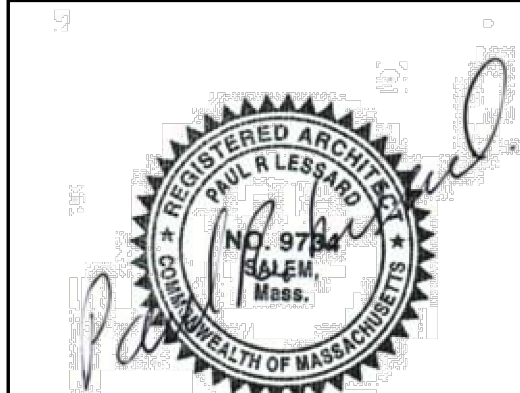
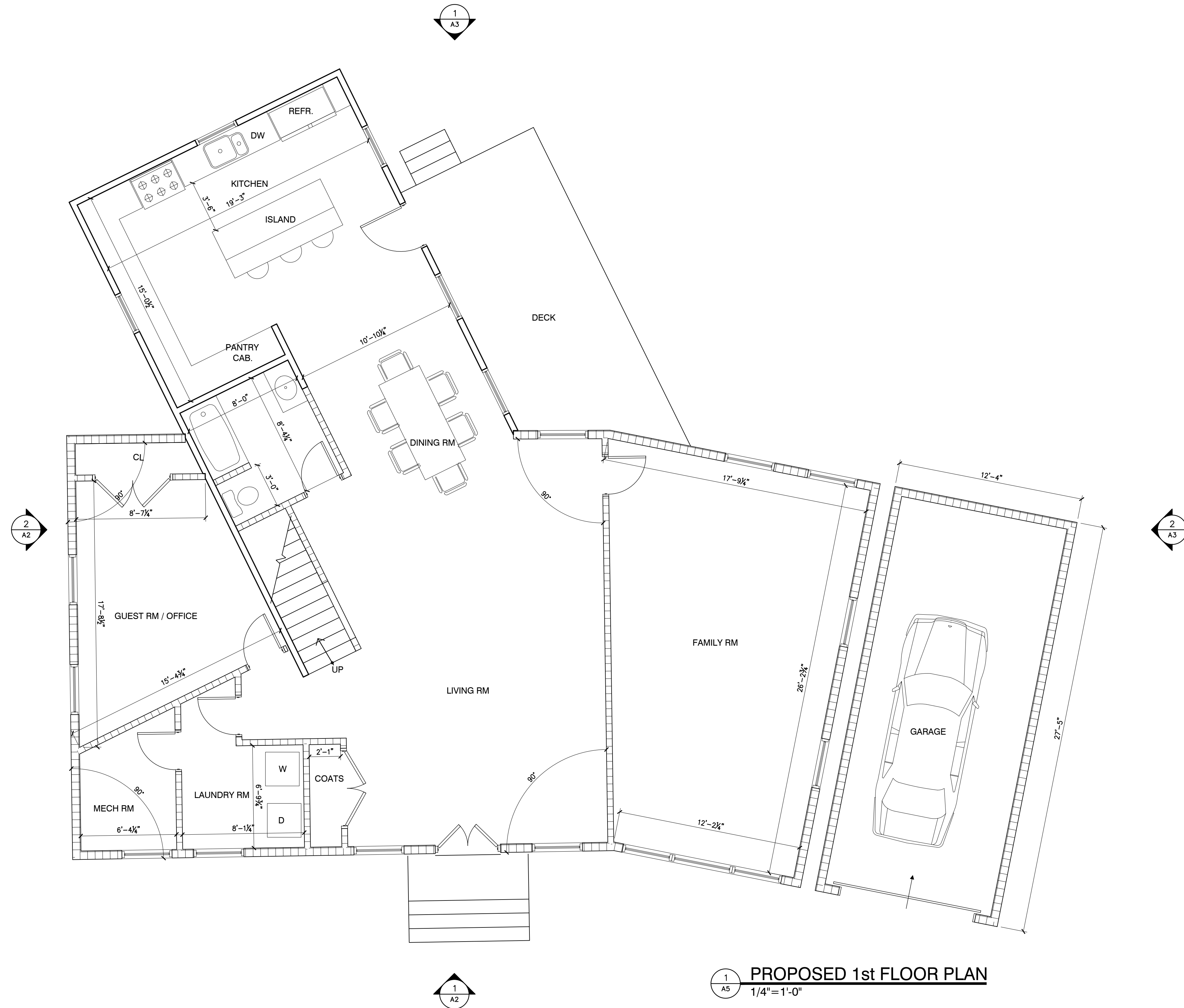
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
EXISTING FLOOR PLANS

REVISIONS:

PROJECT NUMBER:  
DATE: 9/24/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
**A4**





**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED 1st FLOOR PLAN

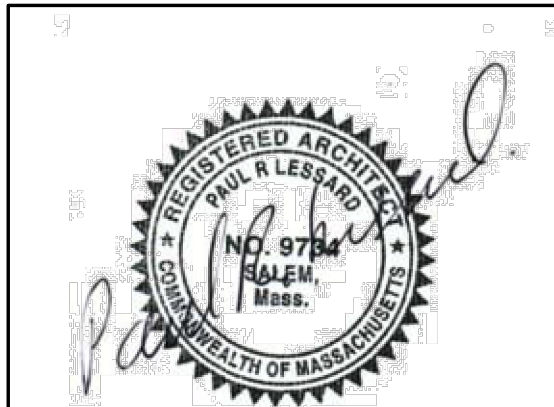
REVISIONS:

PROJECT NUMBER:  
DATE: 9/24/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
**A5**



1  
A6  
**PROPOSED 2nd FLOOR PLAN**  
1/4" = 1'-0"



**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED 2nd FLOOR PLAN

REVISIONS:

PROJECT NUMBER:  
DATE: 9/24/22  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
  
**A6**





The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

To Whom It May Concern,

We are writing concerning the proposed "addition" to 39 Woodside Ln. We are the owners and residents of 46 Woodside Ln and are unable to attend tonight's meeting. We feel that the proposed plan to expand the structure at 39 Woodside Ln will create a structure that is too large for this neighborhood and will contribute to the unaffordable real estate market already prevalent here in Arlington. We object to moving forward with the proposal as it currently stands.

Sincerely,  
Leora Zimmer and Julia Keller





**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

**MEMORANDUM**

To: Zoning Board of Appeals  
From: Marisa Lau, Senior Planner, Dept. of Planning and Community Development  
Date: 9/27/2022  
RE: Docket 3715 – 39 Woodside Lane; Special Permit under Zoning Bylaw 5.4.2.B(6) Districts and Uses (Large Additions)

---

The applicant, AC General Contracting, seeks a Special Permit in accordance with Section 5.4.2.B(6) Districts and Uses (Large Additions) of the Zoning Bylaw. The applicant seeks to construct a two-story addition in the front and side yards of a single-family home for additional living space. The addition would increase the total square footage from 1,780 SF to 4,145 SF (+2,365 SF or a 133% increase over the existing structure). Under the proposal the lot coverage would increase from 11.5% to 26.8% (+15.3%).

The existing structure is in the R1 Zoning District and is nonconforming with the Zoning Bylaw's rear yard and usable open space requirements. A nonconforming detached garage located in the front and right side yard of the property will remain. The proposed addition would extend the building footprint 13.1 feet into the front yard, 3.2 feet into the left side yard, and 21.8 feet into the right side yard. The addition would not increase any nonconformities of the existing structure.

The application states the proposal would increase the gross floor area of the attic to 769 SF (+431 SF). Per the definition of a half story in Section 2 (Definitions) of the Zoning Bylaw, "less than one half of the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 0 inches or more." It is unclear based on the materials submitted by the applicant whether a half story is proposed and if so, whether the dimensions of the finished floor area would comply with this definition.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R1 zoning district.

Criterion #2: Public Convenience/Welfare

This proposal would provide additional living space. The Board can find that this condition is met.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety. The Board can find that this condition is met.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems. The Board can find that this condition is met.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

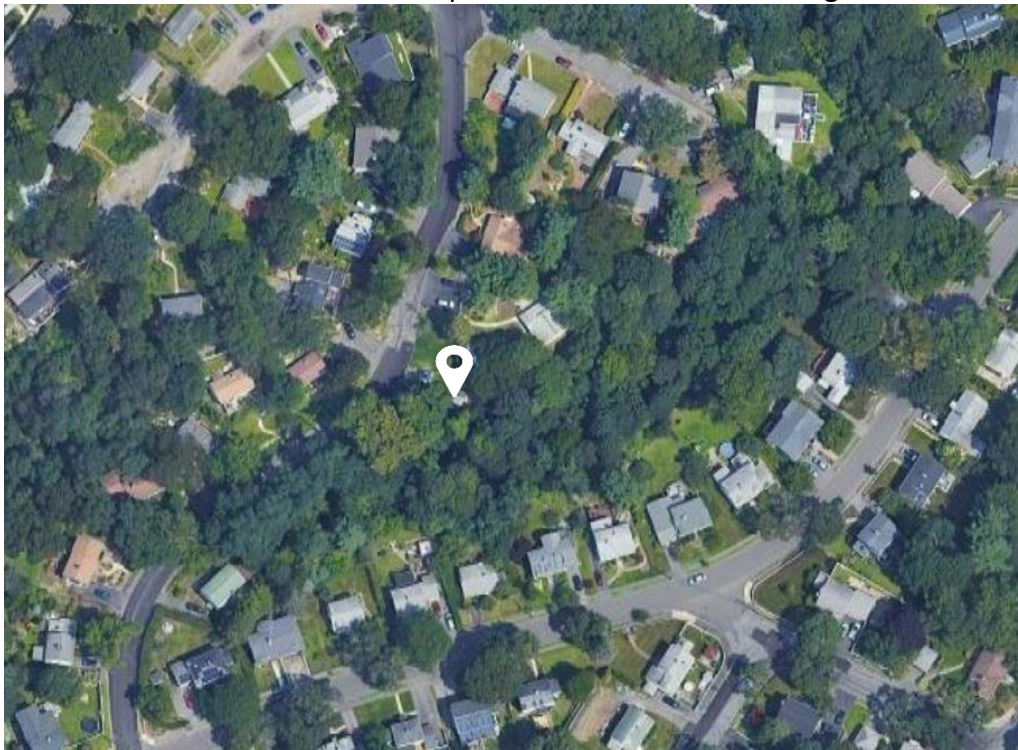
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

Homes in the vicinity of the property include a range of architectural styles, typically Colonial/Ranch styles and smaller typologies like Capes. The addition is designed to complement the scale of the existing structure as well as the style of adjacent homes in the neighborhood. Although the proposal does not interrupt the existing streetscape pattern, the applicant is encouraged to explore the potential to adjust the exterior composition of the front façade including window placement.<sup>1</sup> Overall, this proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

Below are aerial and street-based photos of the current building:



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<sup>1</sup> Residential Design Guidelines, Principles A-1, A-2, B-1, B-2, B-3 and C-1  
<https://www.arlingtonma.gov/home/showpublisheddocument?i=54518>



#### Summary of Analysis:

If the proposal is compliant with the definition of a half story, the Department of Planning and Community Development (DPCD) maintains that this proposal is consistent with the Special Permit criteria in Section 3.3.3, A through G, of the Zoning Bylaw.

#### Recommendation:

DPCD recommends that the Zoning Board of Appeals (ZBA) requests that the applicant provide attic floor plans to clarify dimensions of the finished floor area and side elevations.

#### Related Dockets:

- #3709: 49 Valentine Rd – Applicant sought a special permit to create a large addition of 882 square feet to their single family home for additional living space. Approved 8/30/22.
- #3699: 68 Brantwood Rd – Applicant sought a special permit to create a large addition of 2,028 square feet to their single-family home citing a desire to update and modernize their childhood home for their family. Approved 6/14/22.
- #3688: 44 Edmund Rd – Applicant sought a special permit to create a large addition of 776 square feet to their single-family home citing a desire to make it more comfortable for a growing family. Approved 5/24/22.
- #3686: 238 Park Ave – Applicant sought a special permit to create a large addition of 809 square feet to their single-family home for additional living space and to replace an existing detached garage with a larger structure. Approved 1/25/22.



## Town of Arlington, Massachusetts

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**Docket # 3716: 70-72 Oxford Street**

**ATTACHMENTS:**

Type	File Name	Description
▣ Reference Material	ZBA_Package_70_72_Oxford_Street.pdf	ZBA Package 70 72 Oxford Street
▣ Reference Material	3716_70-72_Oxford_St.pdf	3716 70-72 Oxford St





Town of Arlington  
Zoning Board of Appeals  
23 Maple Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Ayse Ozgur Aytar and Charles Cagri Aydin** of Arlington, Massachusetts on August 11, 2022, a petition seeking permission to alter their property located at **70-72 Oxford Street- Block Plan 027.0-0002-0010.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted on **Tuesday evening September 27, 2022 at 7:30 P.M** or as soon thereafter as the petitioner may be heard.

For the location and or "Zoom" information, visit the ZBA website at [www.arlingtonma.gov/zba](http://www.arlingtonma.gov/zba). This information will be posted within 48 hours of the hearing.

**DOCKET NO 3716**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Ayse Ozgur Aytar & Charles Cagri Aydin  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

**The applicants are seeking relief from Section 5.4.2. Dimensional and Density Requirements with regards to the Usable Open Space (UOS) to Gross Floor Area (GFA) ratio**

\_\_\_\_\_

\_\_\_\_\_

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 70-72 Oxford Street, Arlington MA with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:


**The applicants are recent owners of the 2-Family home at 70-72 Oxford St. and residents of Arlington for nearly 10 years. They have acquired a permit to renovate the property, in accordance with the construction plans, dated 3/25/22. The project involves two dormers in the attic to create two additional bedrooms at 72 Oxford Street - formerly a 2-bedroom unit, to accommodate their multigenerational family and remote working needs. The planned remodel work will change the GFA merely by roughly 300SqFt.**


**Other than the two modest dormers, planned renovations do not change the building envelope of the house. As the existing property is non-conforming with regards to the minimum UOS requirements outlined in the Table of Dimensional and Density Regulations, the slight increase in GFA will further reduce the UOS/GFA ratio.**

**The applicants are seeking relief from this requirement so that they don't need to demolish the functional detached garage or the roof of the upper deck to continue with the planned renovation.**

Emails: charles.aydin@gmail.com, ozguraytar@gmail.com  
Telephones: 617-459-7978 (Charles), 202-210-7701 (Ayse)  
Address: 19 Newton Rd, Apt. 2, Arlington, MA 02474

Signatures

  
Charles Aydin  
08/10/2022

  
Ayse Aytar  
08/10/2022

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

**Existing home is Zoned R-2. Use will not change with the addition of the proposed dormer. Duplex is an allowed use in the R-2 Zoning district, according to the Table of Use Regulations for Residential Districts (5.4.3)**

---

B). Explain why *the requested use is essential or desirable to the public convenience or welfare.*

**The added floor within the existing structure will not create any additional units, and there will not be any changes to the existing use, parking requirements or traffic patterns. All changes are within the existing footprint**

---

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

**The added floor within the existing structure will not create any additional units, and there will not be any changes to the existing use, parking requirements or traffic patterns. All changes are within the existing footprint**

---

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

**The requested use remains the same as the existing (a two-family dwelling) and will not be adding any additional load to required municipal work.**

---

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

**The requested use meets the criteria of the Bylaw outlined in the table of Use Regulations for Residential Districts, and therefore does not need to meet any special regulations.**

---

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

**Dormers have been used to increase 3 rd floor (attic) space on most homes on Oxford Street, where the property is located, as well as surrounding Grafton and Winter Streets, and throughout Arlington at large. Great care has been taken to ensure that the proposed dormers are tastefully designed and in-line with the original architecture of the home as well as the neighborhood.**

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

**The neighborhood consists of similar two-family dwellings with dormers on the 3rd floors, similar lot sizes and similar usable open space challenges. The proposed project will not create an excess of the use. The renovation plan does not have any changes in the footprint of the house.**

---



**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 70-72 Oxford Street, Arlington, MA 02474 Zoning District: R2

2. Present Use/Occupancy: 2-family residential No. of dwelling units 2

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
3,979 Sq. Ft.

4. Proposed Use/Occupancy: 2-family residential No. of dwelling units 2

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
4,231 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning	
6. Lot size (Sq. Ft.)	4,950	No Change	min. 6000	(Existing non-conforming)
7. Frontage (Ft.)	55	No Change	min. 60	(Existing non-conforming)
8. Floor area ratio	N/A	N/A	max.	
9. Lot Coverage ( %)	N/A	N/A	max 35%	
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min.	
11. Front Yard Depth (Ft.)	9.2	No Change	min. 20	(Existing non-conforming)
12. Left Side Yard Depth (Ft.)	22.2	No Change	min. 10	(Conforming)
13. Right Side Yard Depth (Ft.)	6.9	No Change	min. 10	(Existing non-conforming)
14. Rear Yard Depth (Ft.)	21.2	No Change	min. 20	(Conforming)
15. Height (Stories)	2.5	No Change	max. 2.5	(Conforming)
16. Height (Ft.)	33'6"	No Change	max. 35	
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	700	No Change		
17A. Landscaped Open Space (% of GFA)	17.6%	16.5%	min. 10%	(Conforming)
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	No Change		
18A. Usable Open Space (% of GFA)	0	No Change	min. 30%	(Existing non-conforming)
19. Number of Parking Spaces	4	No Change	min. 2	(Conforming)
20. Parking area setbacks (if applicable)	N/A	N/A	min.	
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.	
22. Type of construction	Timber frame concrete foundation	No Change	N/A	
23. Slope of proposed roof(s) (in. per ft.)	--	No Change	min.	

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 70-72 Oxford Street, Arlington      Zoning District: R2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4,950</u>	<u>No Change</u>
Open Space, Usable	<u>0</u> <small>Non-conforming due to minimum dimensions</small>	<u>No Change</u>
Open Space, Landscaped	<u>700</u>	<u>No Change</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

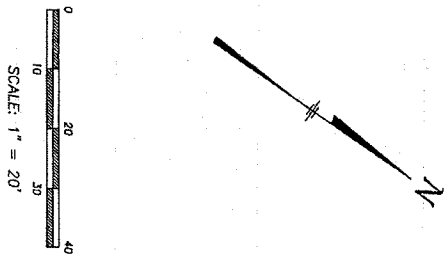
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>0</u>	<u>No Change</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1,170</u>	<u>No Change</u>
1 <sup>st</sup> Floor	<u>1,180</u>	<u>No Change</u>
2 <sup>nd</sup> Floor	<u>1,196</u>	<u>1,290</u>
3 <sup>rd</sup> Floor	<u></u>	<u></u>
4 <sup>th</sup> Floor	<u></u>	<u></u>
5 <sup>th</sup> Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>293</u>	<u>591</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u>140</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>3,979</u></b>	<b><u>4,231</u></b>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>700</u>	<u>No Change</u>
Landscaped Open Space (% of GFA)	<u>17.6%</u>	<u>16.5%</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>No Change</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>No Change</u>

This worksheet applies to plans dated 03/25/2022 designed by MDS Design & Development

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



CURRENT OWNER: AYSE O AYTAZ & CHARLES C AYDIN  
TITLE REFERENCE: BK 79618 PG 551  
PLAN REFERENCE: PLAN No. 458

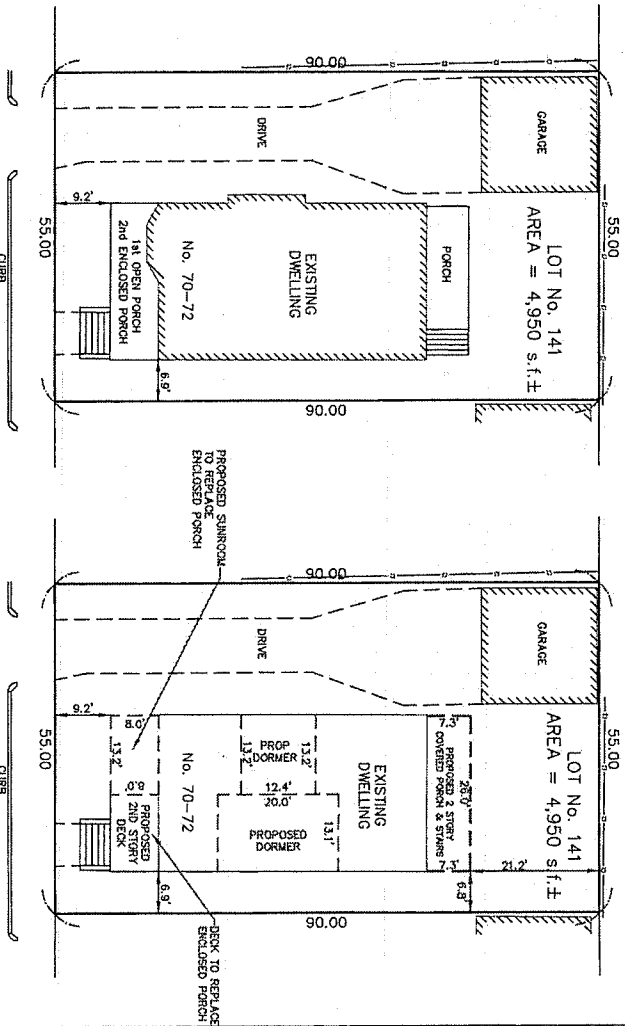
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: AYSE O AYTAZ & CHARLES C AYDIN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 29, 2022  
DATE OF PLAN: MAY 1, 2022



OXFORD STREET

OXFORD STREET

RICHARD J. WEDER, JR., P.L.S.  
DATE: 05/01/2022



PREPARED FOR:

AYSE O AYTAZ

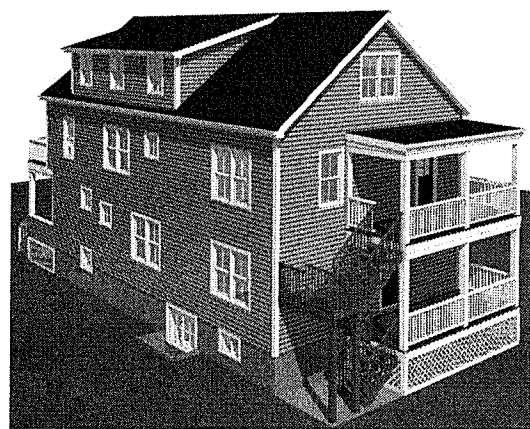
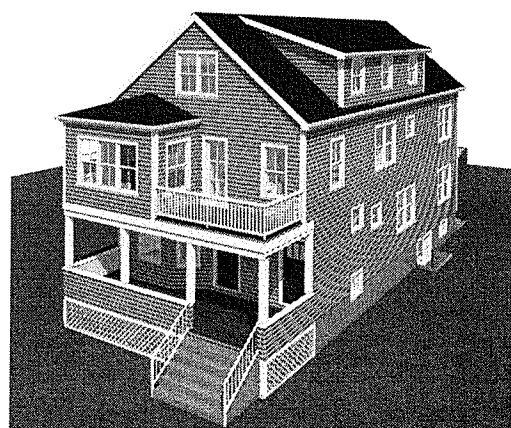
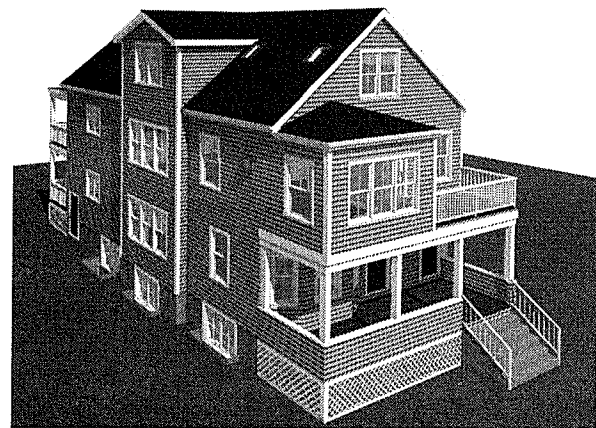
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CAV	RJM	21558

PREPARED BY:



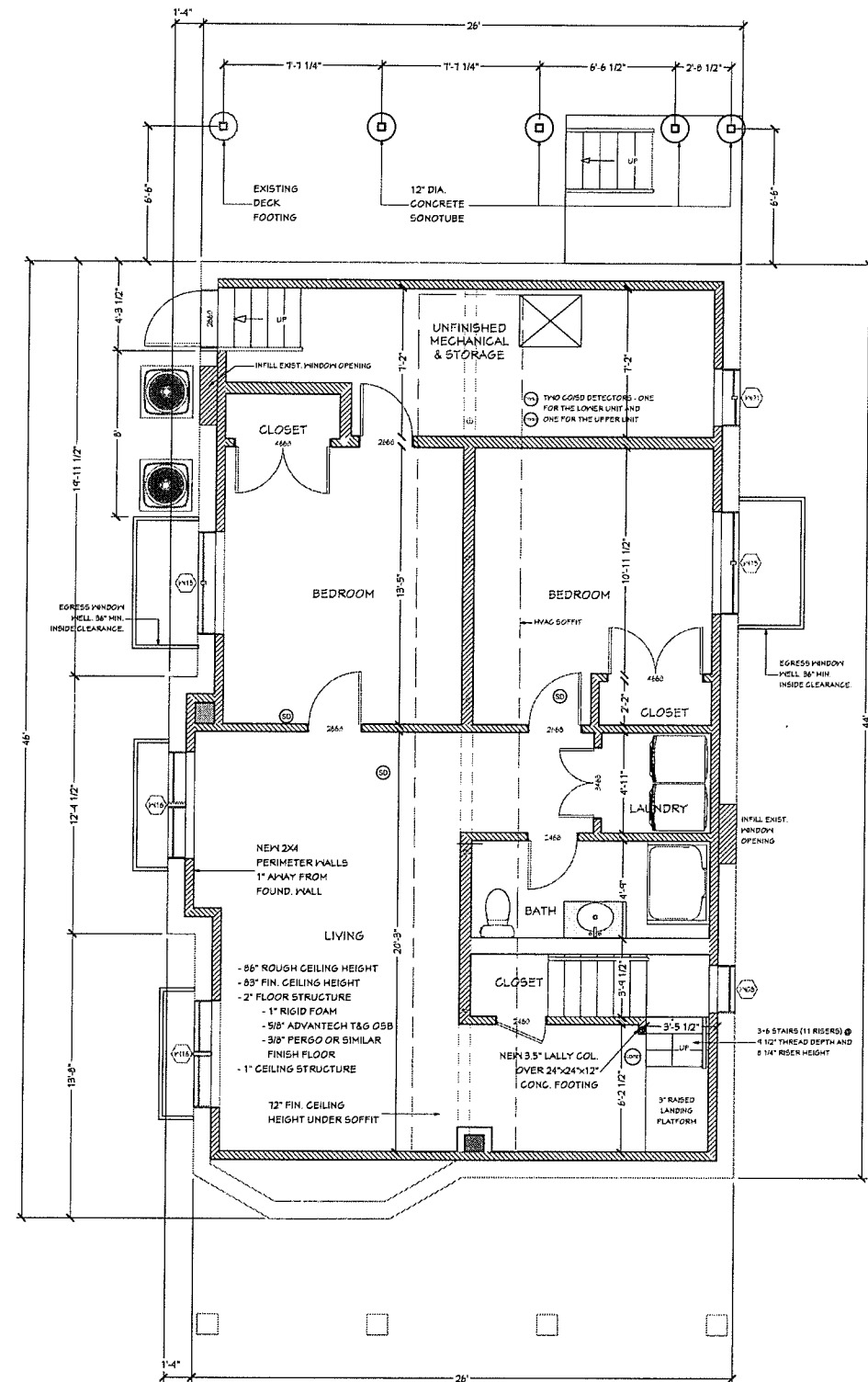
CERTIFIED PLOT PLAN  
70-72 OXFORD STREET  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

# Proposed Remodel of 70-72 Oxford St, Arlington MA 02474



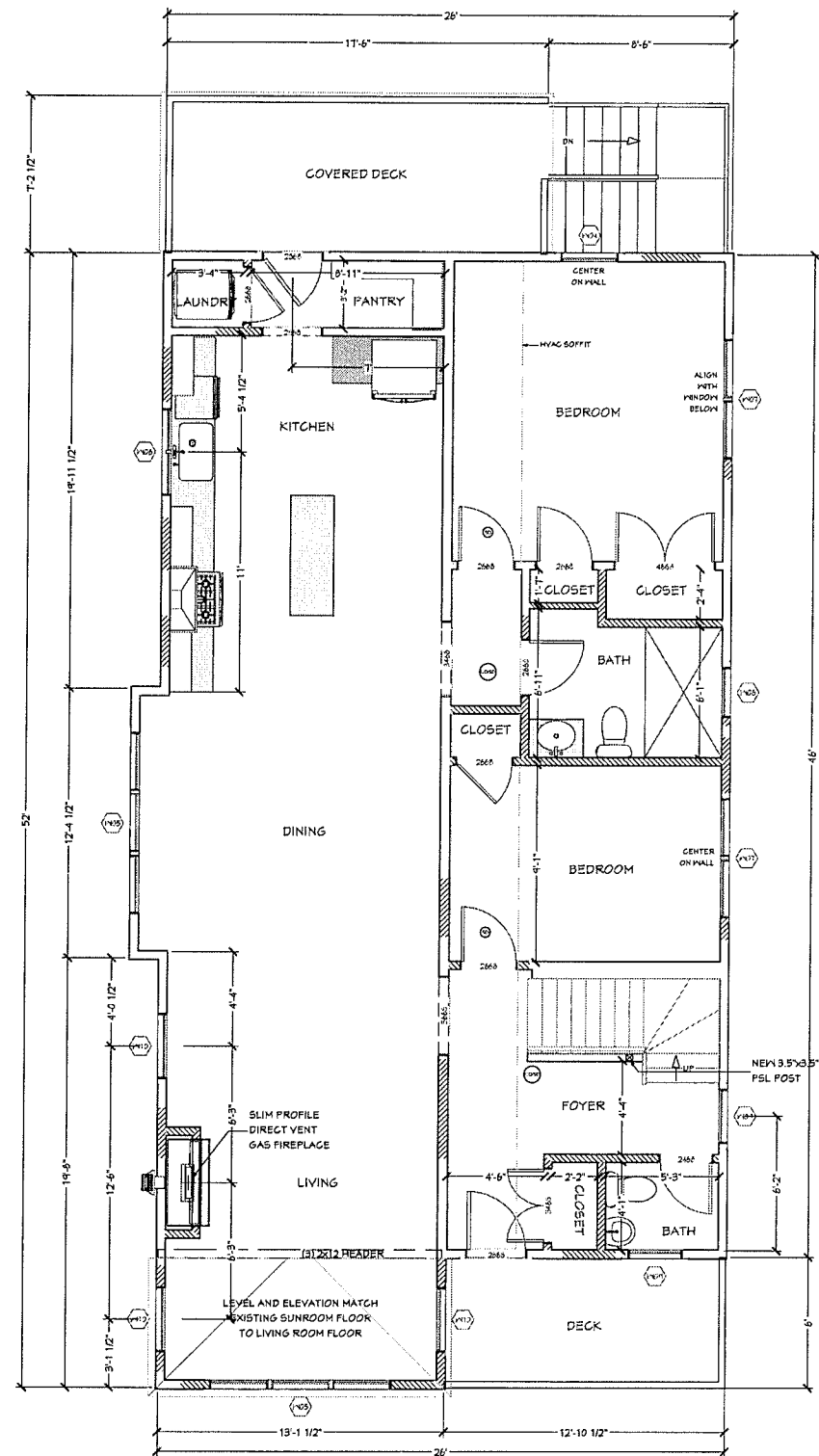
## BUILDING SQUARE FOOTAGE

FLOOR	GFA	LIVING AREA	DECKS/ PORCHES
BASEMENT	1,180	860	0
FIRST	1,180	1,180	314
SECOND	1,290	1,290	203
ATTIC	591	867	0
TOTAL	4,241	4,197	517

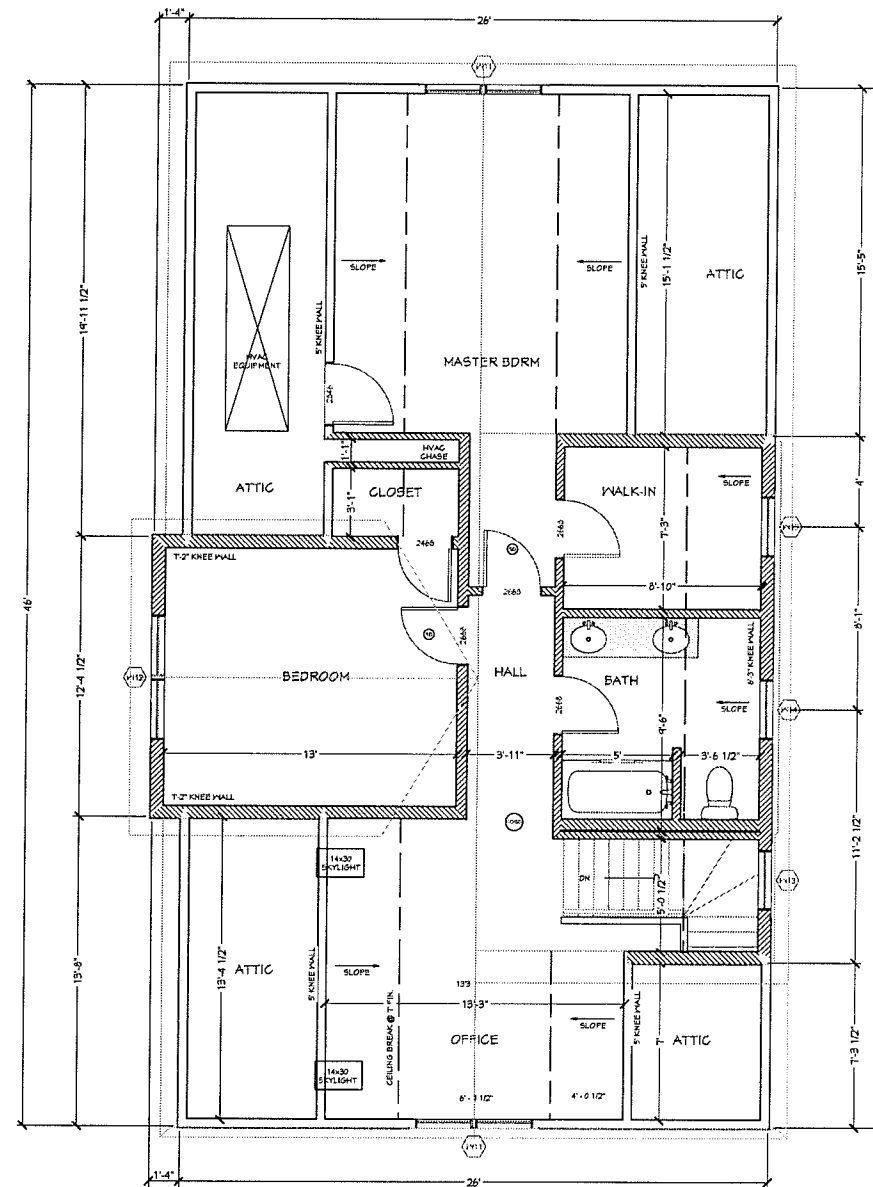


**A BASEMENT FLOOR PLAN**  
3/16" = 1'



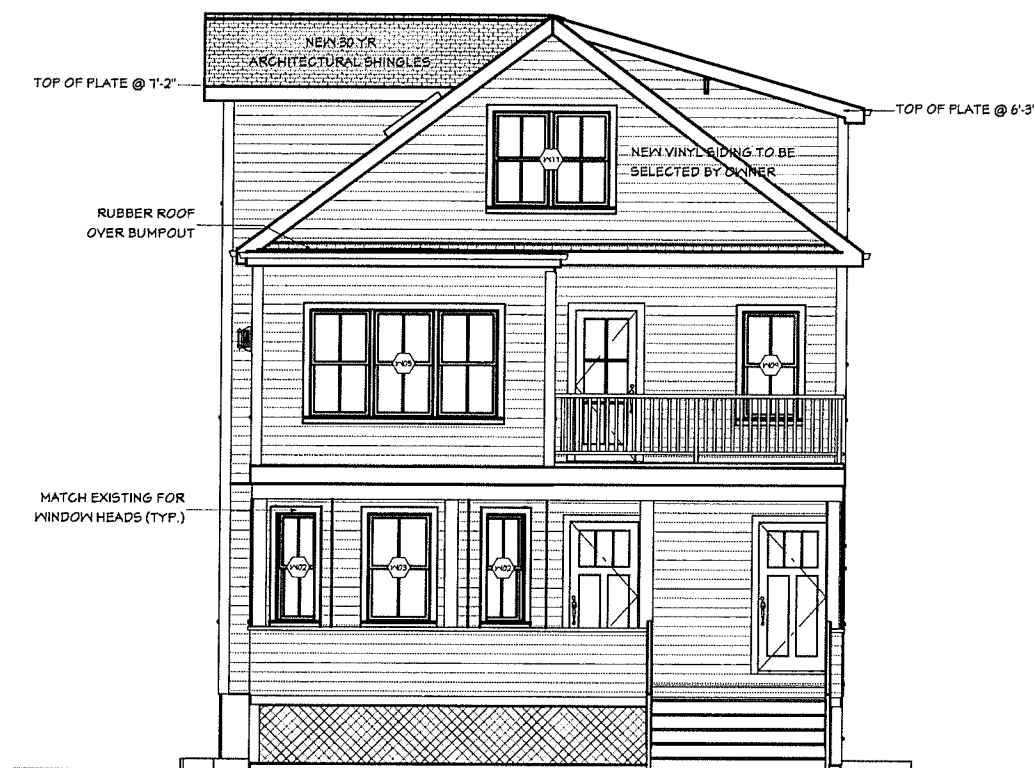


**A SECOND FLOOR PLAN**  
 3/16" = 1'

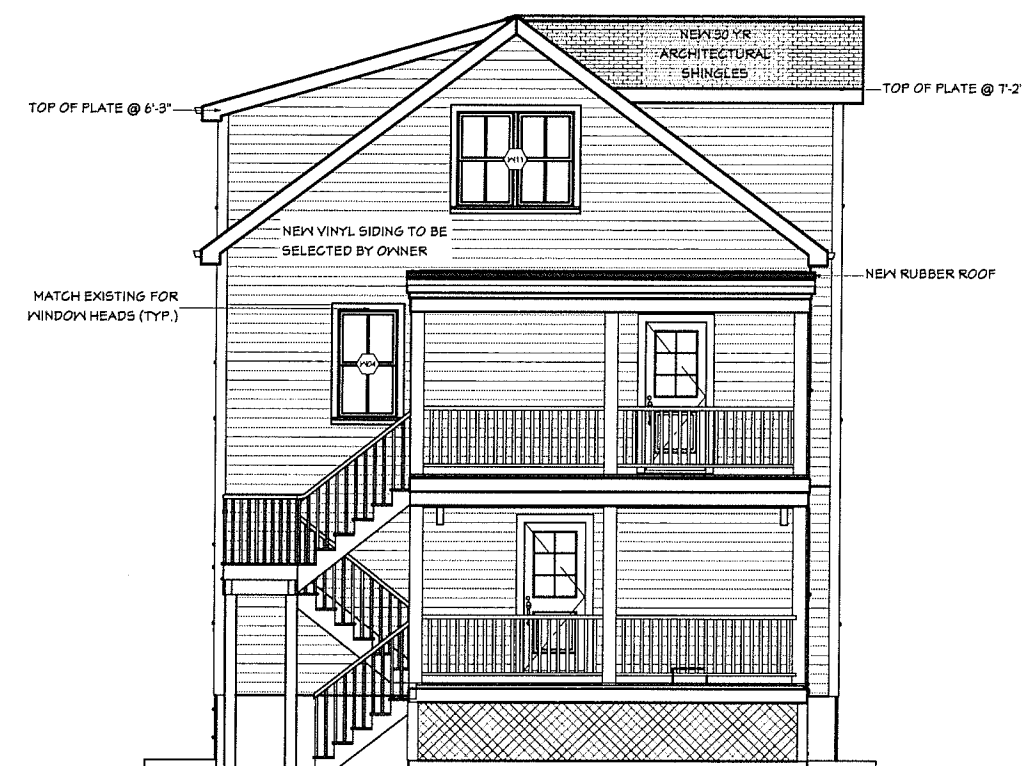


**A** THIRD FLOOR PLAN  
3/16" = 1'





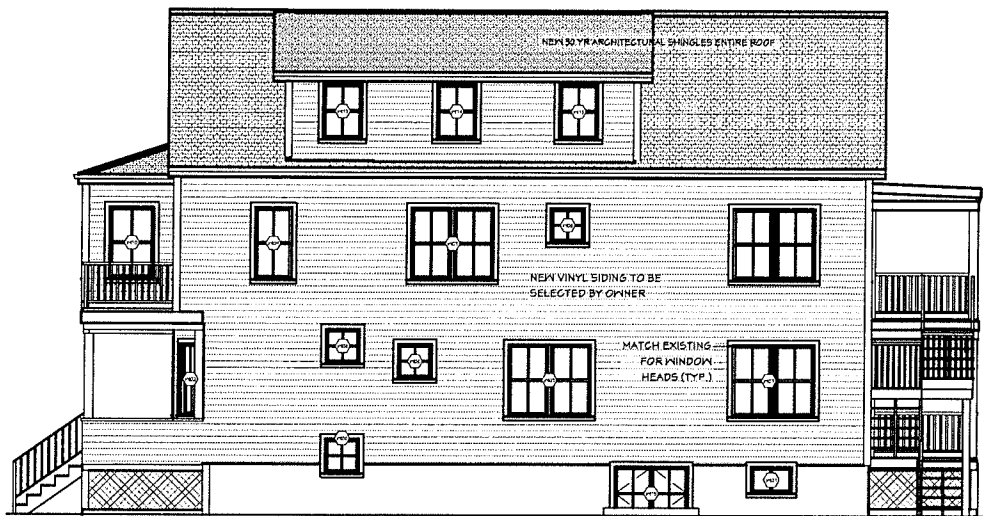
**A** FRONT ELEVATION  
3/16" = 1'



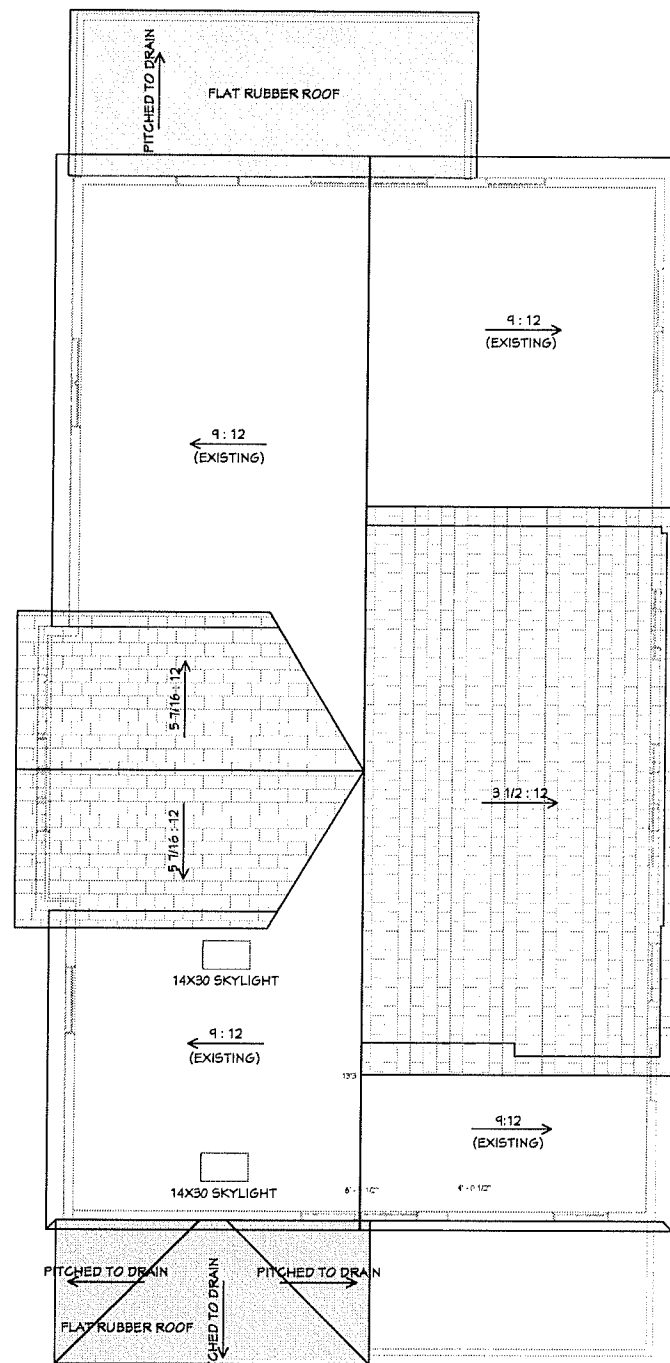
**B** REAR ELEVATION  
3/16" = 1'



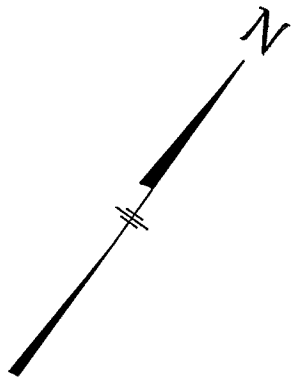
**A** LEFT ELEVATION  
1/8" = 1'



**B** RIGHT ELEVATION  
1/8" = 1'



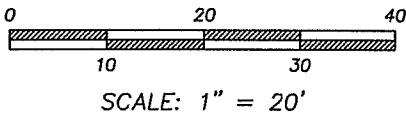
**A** **ROOF PLAN**  
 3/16" = 1'



ZONE: R2

MAX LOT COVERAGE  
USABLE OPEN SPACE(MIN)  
LANDSCAPE OPEN SPACE(MIN)

REQUIRED	EXISTING	PROPOSED
35%	38.4%	38.1%
30%	0%	0%
10%	53.5%	49.8%



CURRENT OWNER: AYSE O AYTA & CHARLES C AYDIN  
TITLE REFERENCE: BK 79618 PG 551  
PLAN REFERENCE: PLAN No. 458


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

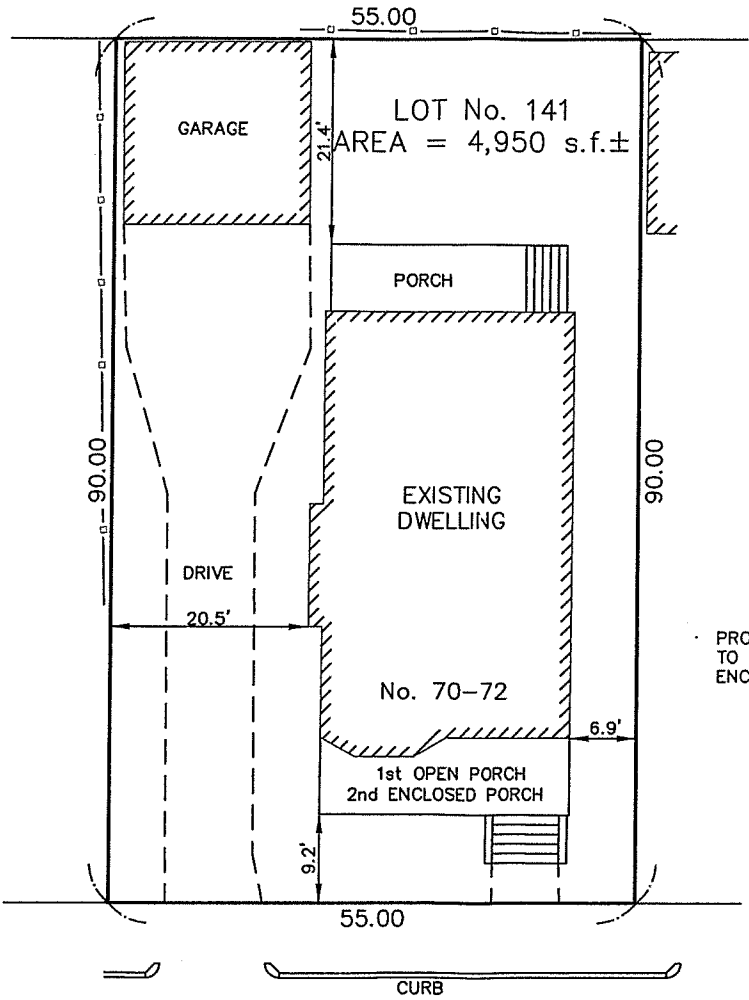
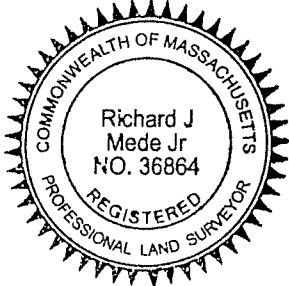
TO: AYSE O AYTA & CHARLES C AYDIN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

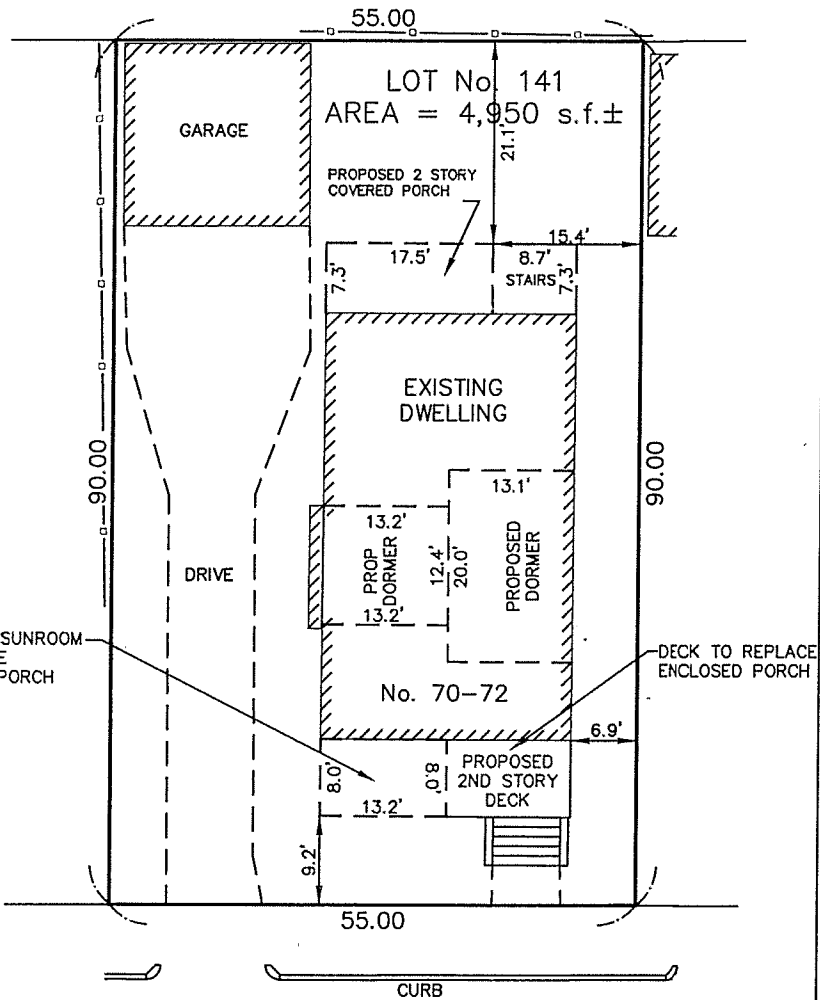
THE FIELD WORK WAS COMPLETED ON: APRIL 29, 2022  
DATE OF PLAN: MAY 1, 2022

  
RICHARD J. MEDE, JR. P.L.S.

05/01/2022  
DATE:



OXFORD STREET



OXFORD STREET

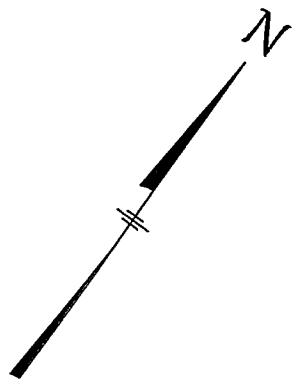
CERTIFIED PLOT PLAN  
70-72 OXFORD STREET  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD ENGINEERING & SURVEY**  
  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:  
AYSE O AYTA

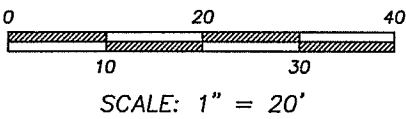
DRAWN	CHECKED	FILE No.
CAV	RJM	21558



ZONE: R2

MAX LOT COVERAGE  
USABLE OPEN SPACE(MIN)  
LANDSCAPE OPEN SPACE(MIN)

REQUIRED	EXISTING	PROPOSED
35%	38.4%	38.1%
30%	0%	0%
10%	53.5%	49.8%



CURRENT OWNER: AYSE O AYTAAR & CHARLES C AYDIN  
TITLE REFERENCE: BK 79618 PG 551  
PLAN REFERENCE: PLAN No. 458

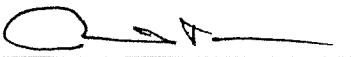
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

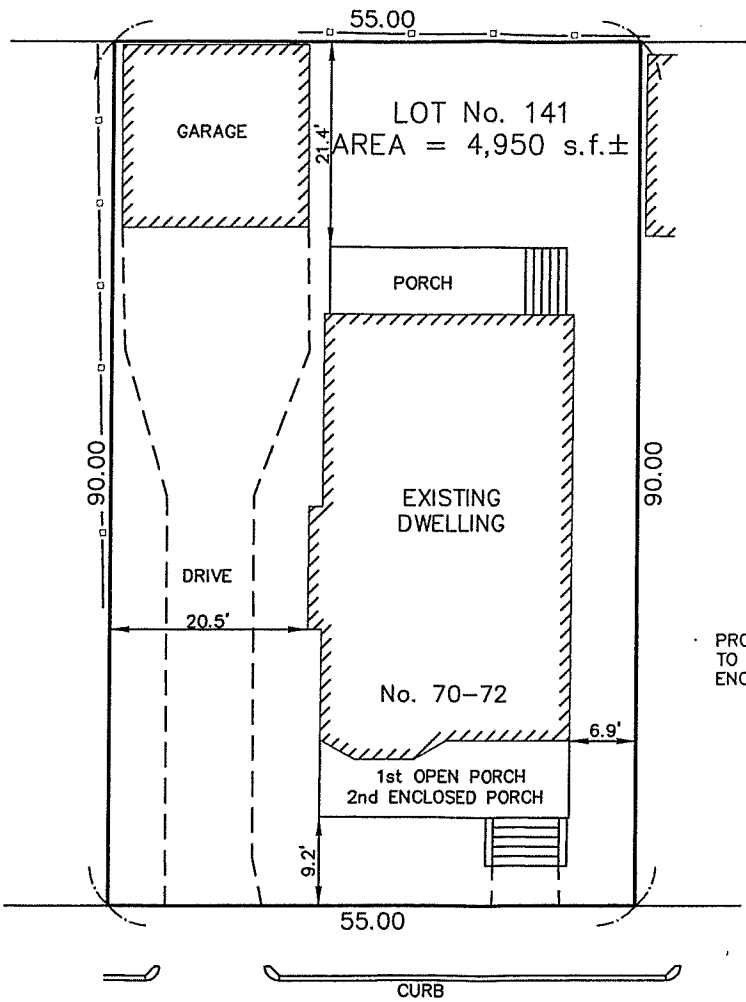
TO: AYSE O AYTAAR & CHARLES C AYDIN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

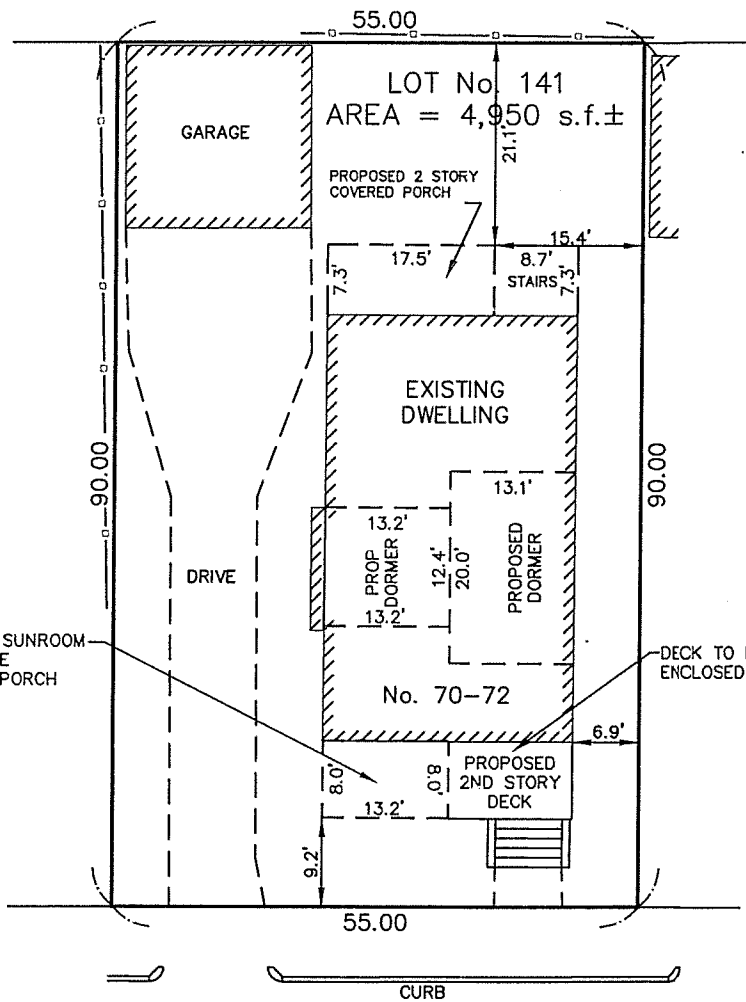
THE FIELD WORK WAS COMPLETED ON: APRIL 29, 2022  
DATE OF PLAN: MAY 1, 2022

  
RICHARD J. MEDE, JR. P.L.S.

05/01/2022  
DATE:



OXFORD STREET



OXFORD STREET

CERTIFIED PLOT PLAN  
70-72 OXFORD STREET  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:

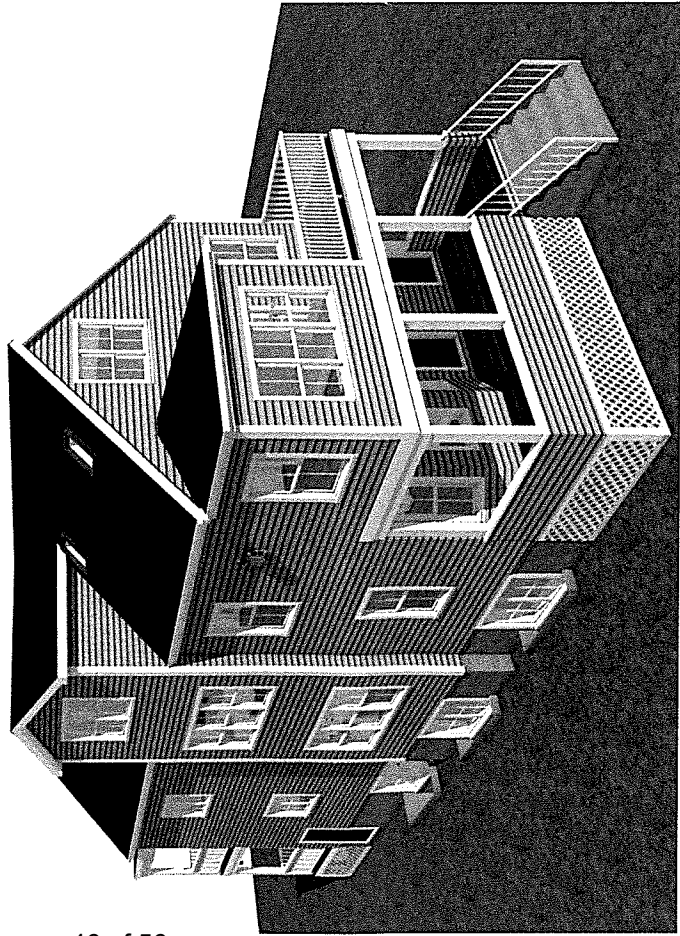
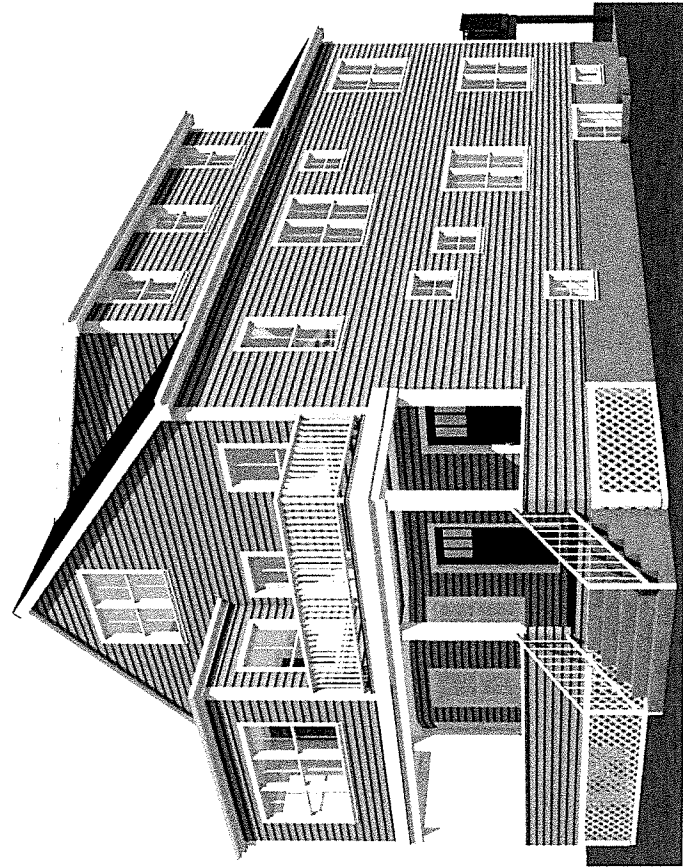
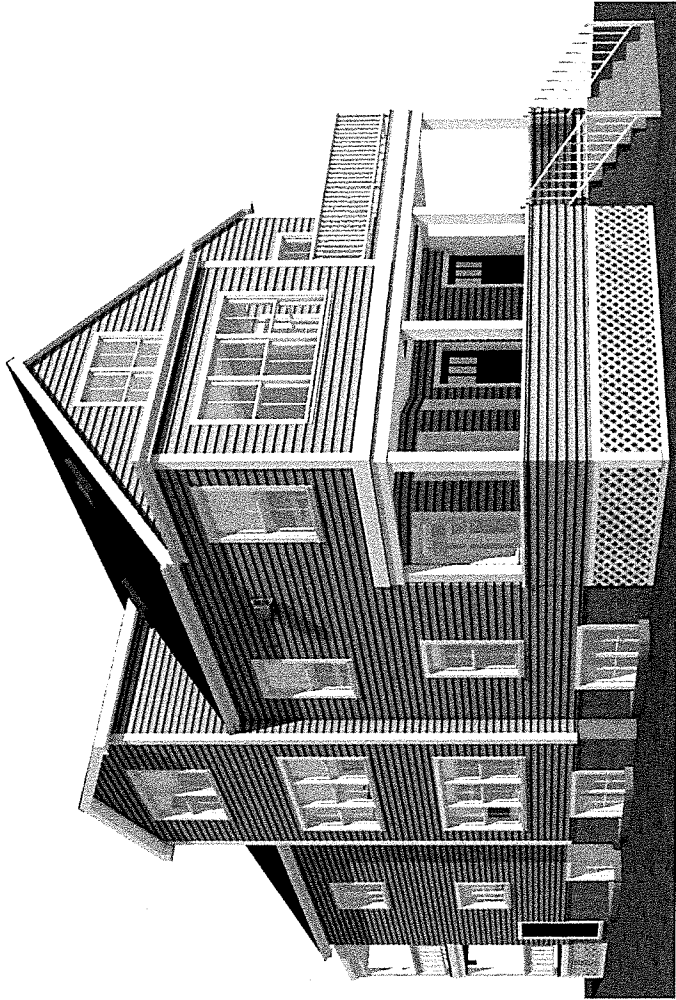
**MEDFORD ENGINEERING & SURVEY**  
  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:

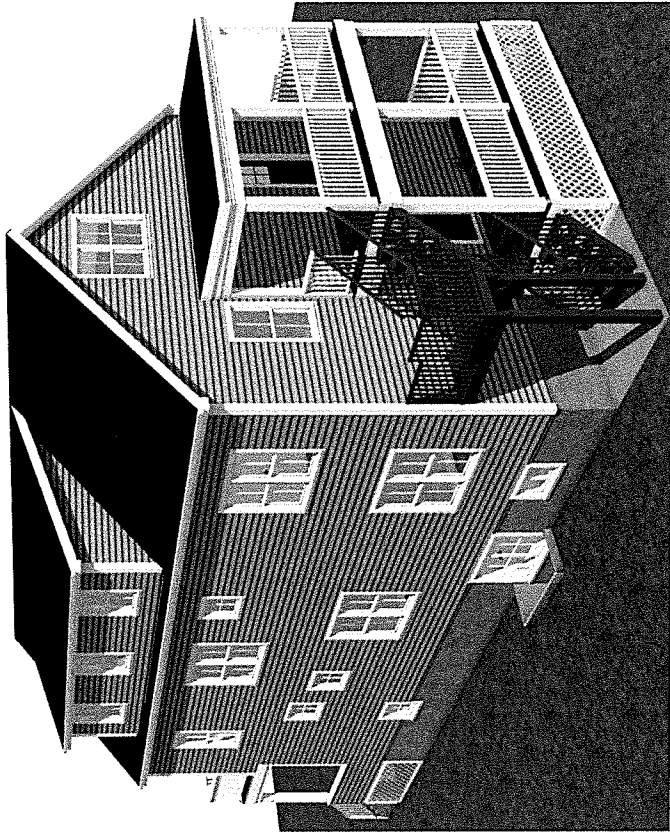
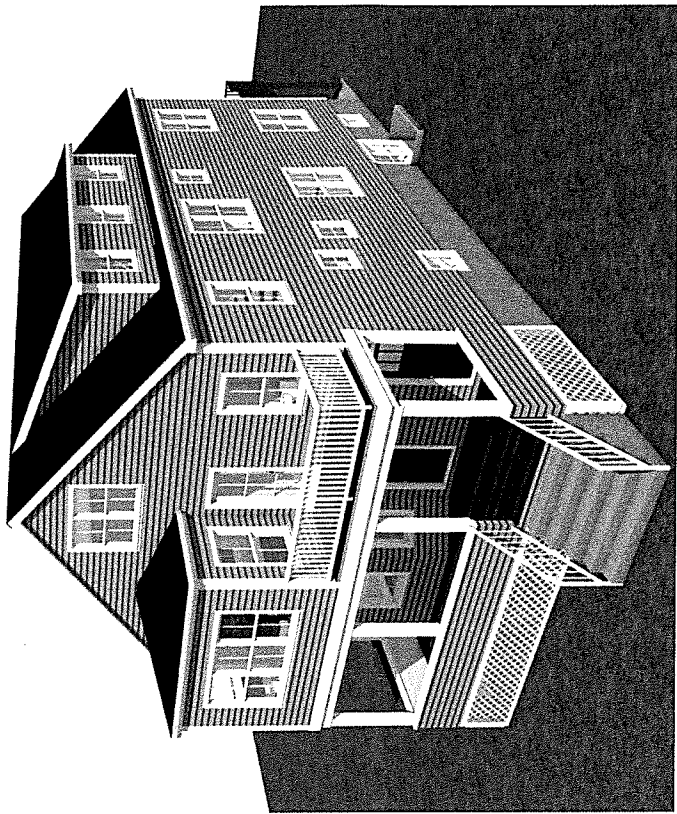
AYSE O AYTAAR

DRAWN	CHECKED	FILE No.
CAV	RJM	21558

# Proposed Remodel of 70-72 Oxford St, Arlington MA 02474



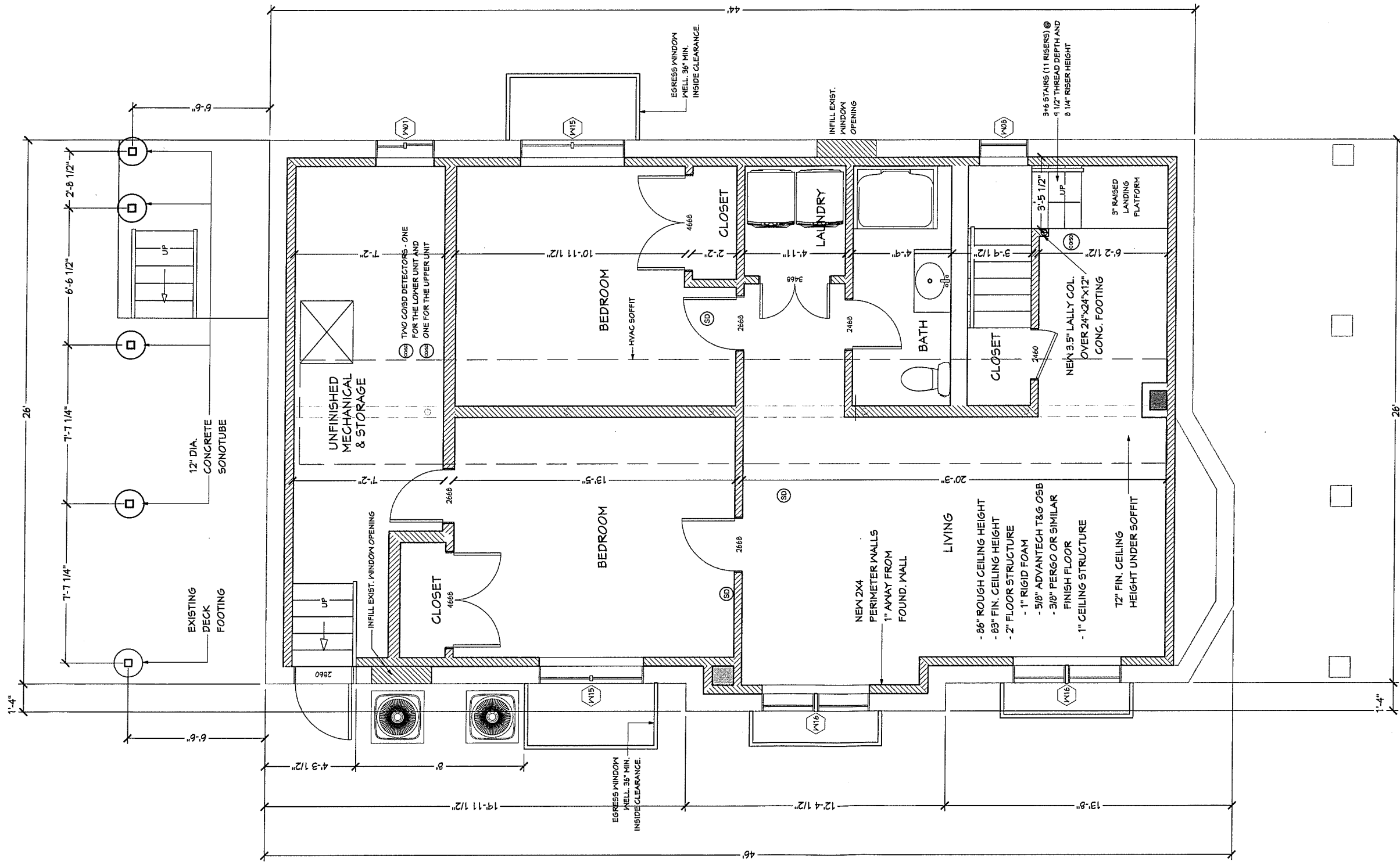
46 of 56



## BUILDING SQUARE FOOTAGE

FLOOR	GFA	LIVING AREA	DECKS/ PORCHES
BASEMENT	1,180	860	0
FIRST	1,180	1,180	314
SECOND	1,290	1,290	203
ATTIC	591	867	0
TOTAL	4,241	4,197	517

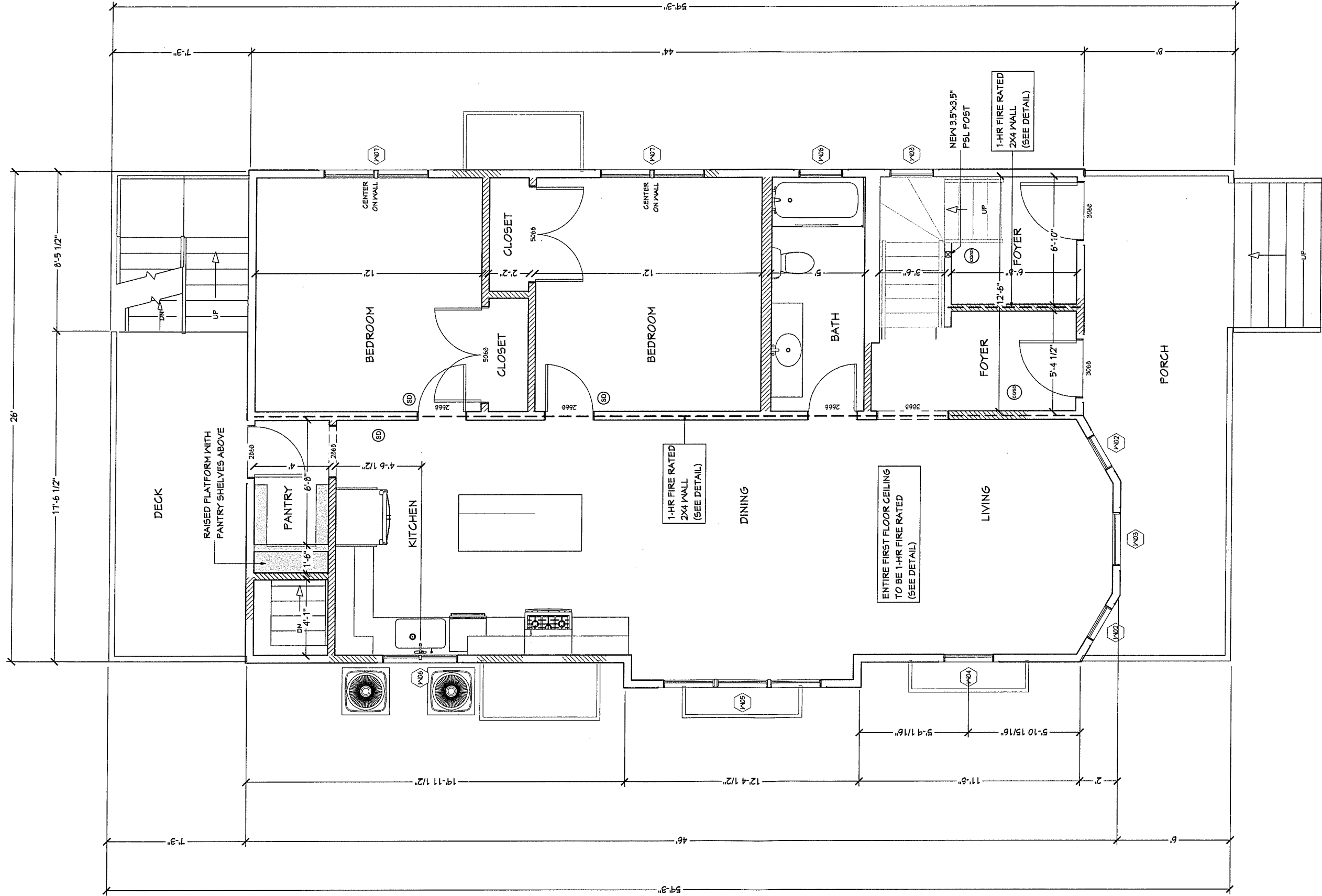




# BASEMENT FLOOR PLAN

**A** 3/16" = 1'

<div data-bbox="2905 1784 2968 1925" data-label="Image"> </div> <div data-bbox="2968 1764 3030 1945" data-label="Text"> <p><b>MDS Design</b> - Custom Homes -</p> </div> <div data-bbox="2905 1532 3030 1733" data-label="Text"> <p>19 Cabot St. Winchester, MA 01890 617 - 872 - 4497 contact@mdsdesign.com</p> </div>	<div data-bbox="2874 1098 2937 1401" data-label="Text"> <p>REMODEL OF EXISTING TWO-FAMILY RESIDENCE</p> </div> <div data-bbox="2952 1068 3045 1441" data-label="Text"> <p>70-72 OXFORD ST ARLINGTON, MA 02474</p> </div>	<div data-bbox="2890 584 2937 866" data-label="Text"> <p><b>Basement Plan</b></p> </div> <div data-bbox="2874 302 2937 473" data-label="Text"> <p>DATE: <b>7/20/22</b></p> </div> <div data-bbox="2968 282 3061 473" data-label="Text"> <p>SCALE: <b>AS NOTED</b></p> </div>	<div data-bbox="2905 171 2937 241" data-label="Text"> <p>SHEET:</p> </div> <div data-bbox="2937 110 3030 171" data-label="Text"> <p><b>2</b></p> </div>
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FIRST FLOOR PLAN

A

3/16" = 1'

REMODEL OF EXISTING  
TWO-FAMILY RESIDENCE  
70-72 OXFORD ST  
ARLINGTON, MA 02474

MDS Design  
- Custom Homes -  
19 Cabot St.  
Winchester, MA 01890  
617 - 872 - 4497  
contact@mdsdesign.com

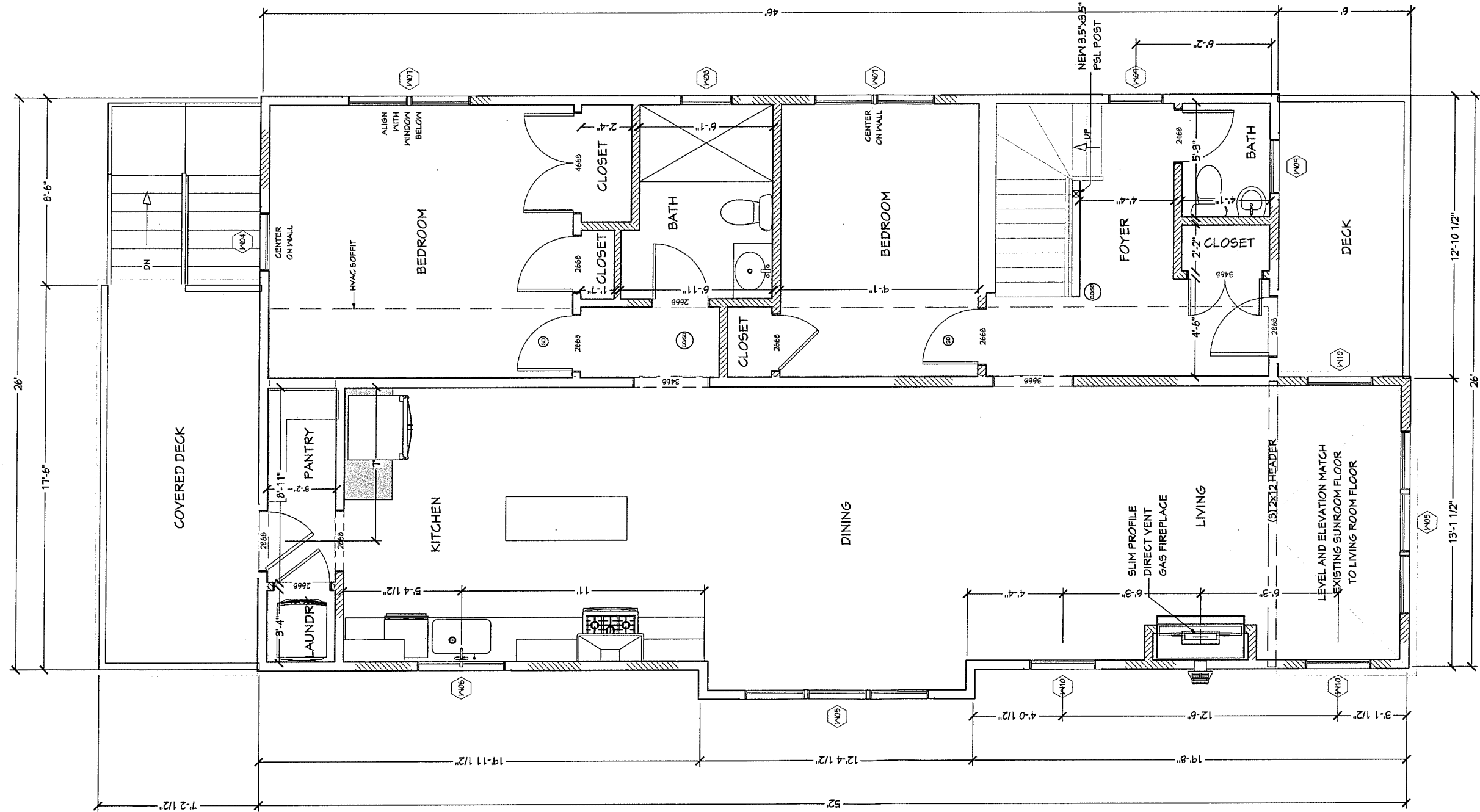
First Floor Plan

DATE: 7/20/22

SCALE: AS NOTED

SHEET: 3





## SECOND FLOOR PLAN

**A**  $\frac{3}{16}'' = 1'$

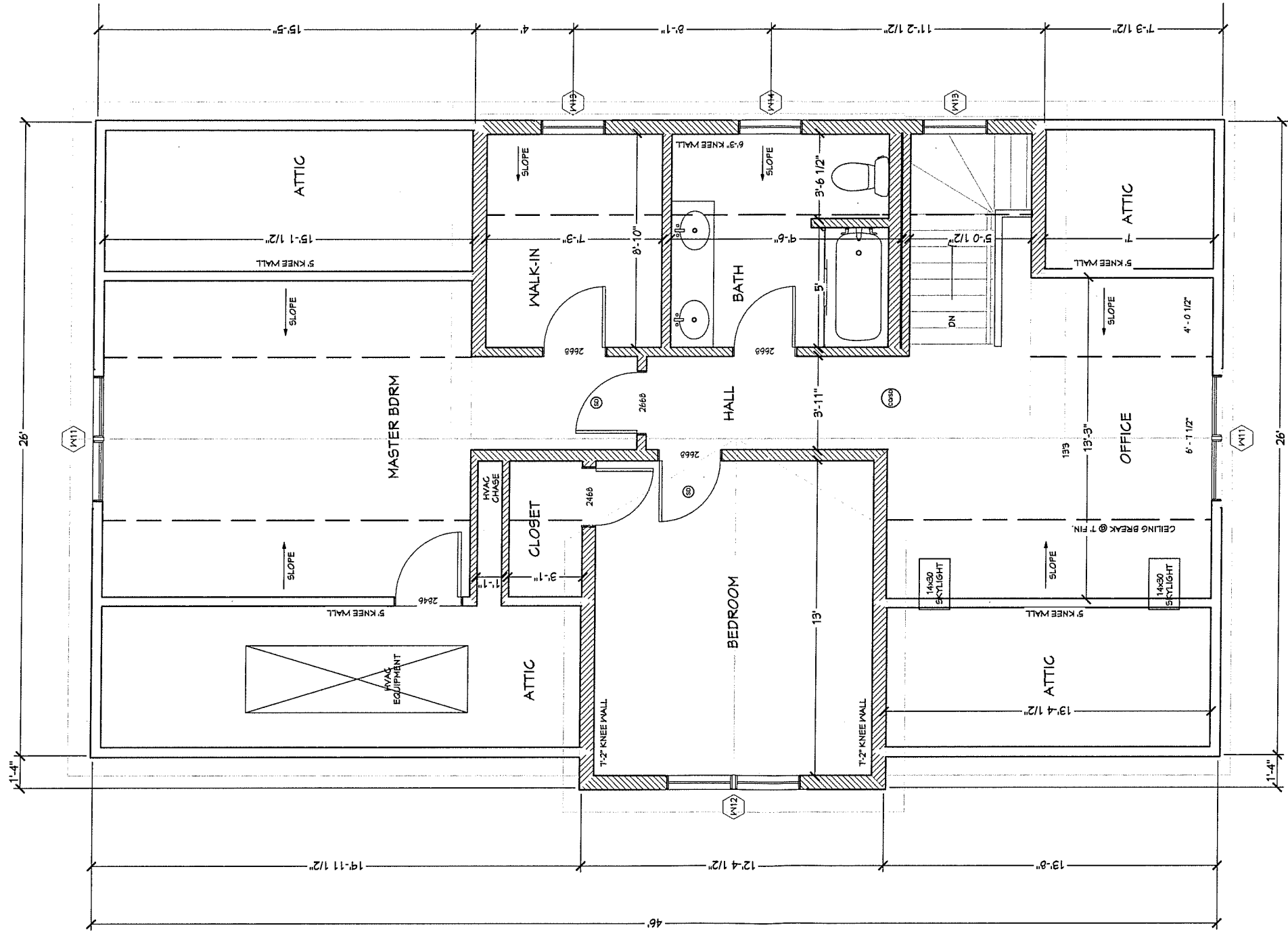
REMODEL OF EXISTING  
TWO-FAMILY RESIDENCE  
**70-72 OXFORD ST**  
**ARLINGTON, MA 02474**

19 Cabot St.  
Winchester, MA 01890  
617 - 872 - 4497  
contact@mdsdesign.com

**MDS Design**  
- Custom Homes -


**Second Floor Plan**  
DATE: **7/20/22**  
SCALE: **AS NOTED**

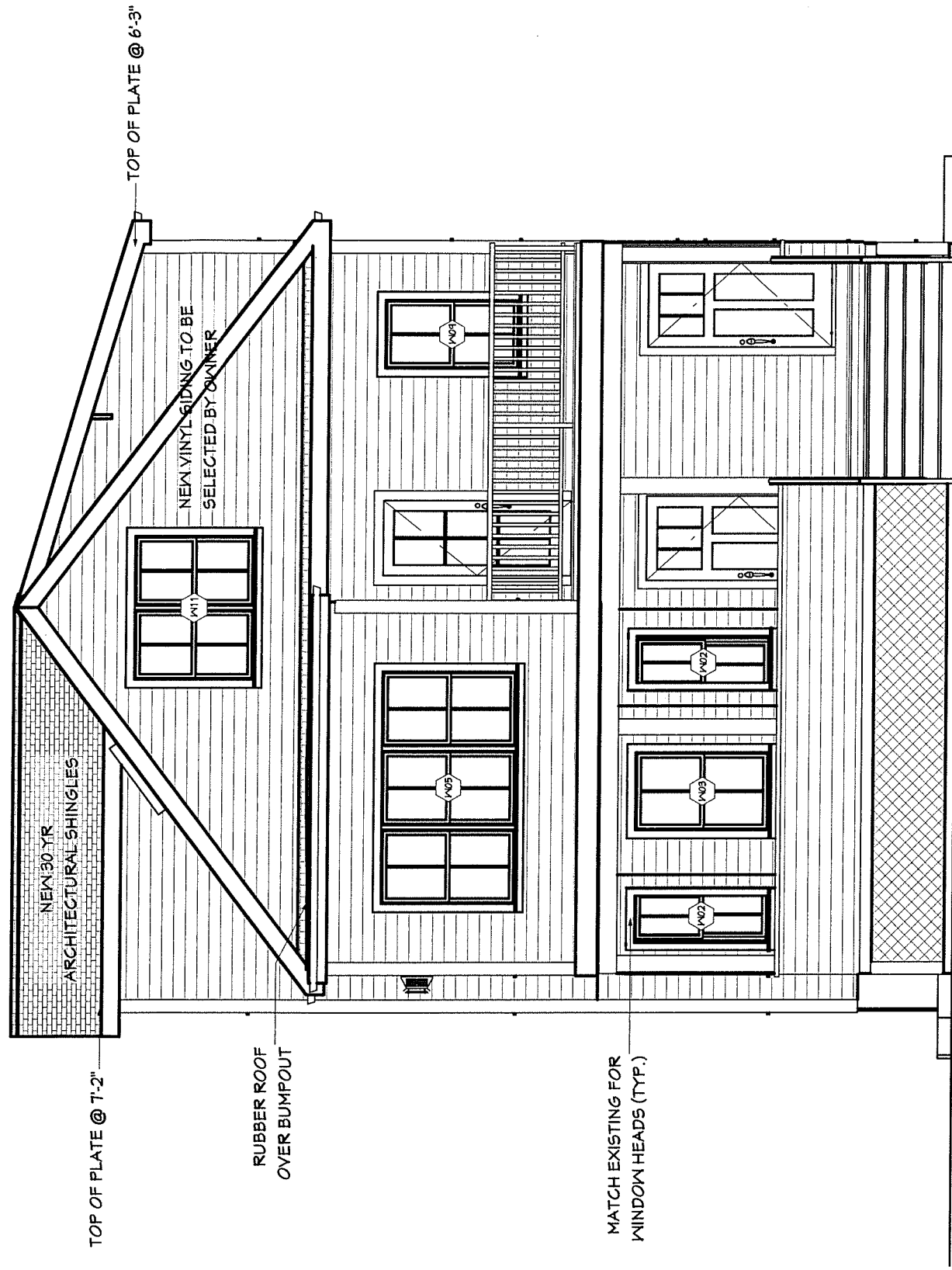
SHEET: **4**



THIRD FLOOR PLAN

**A** 3/16" = 1'

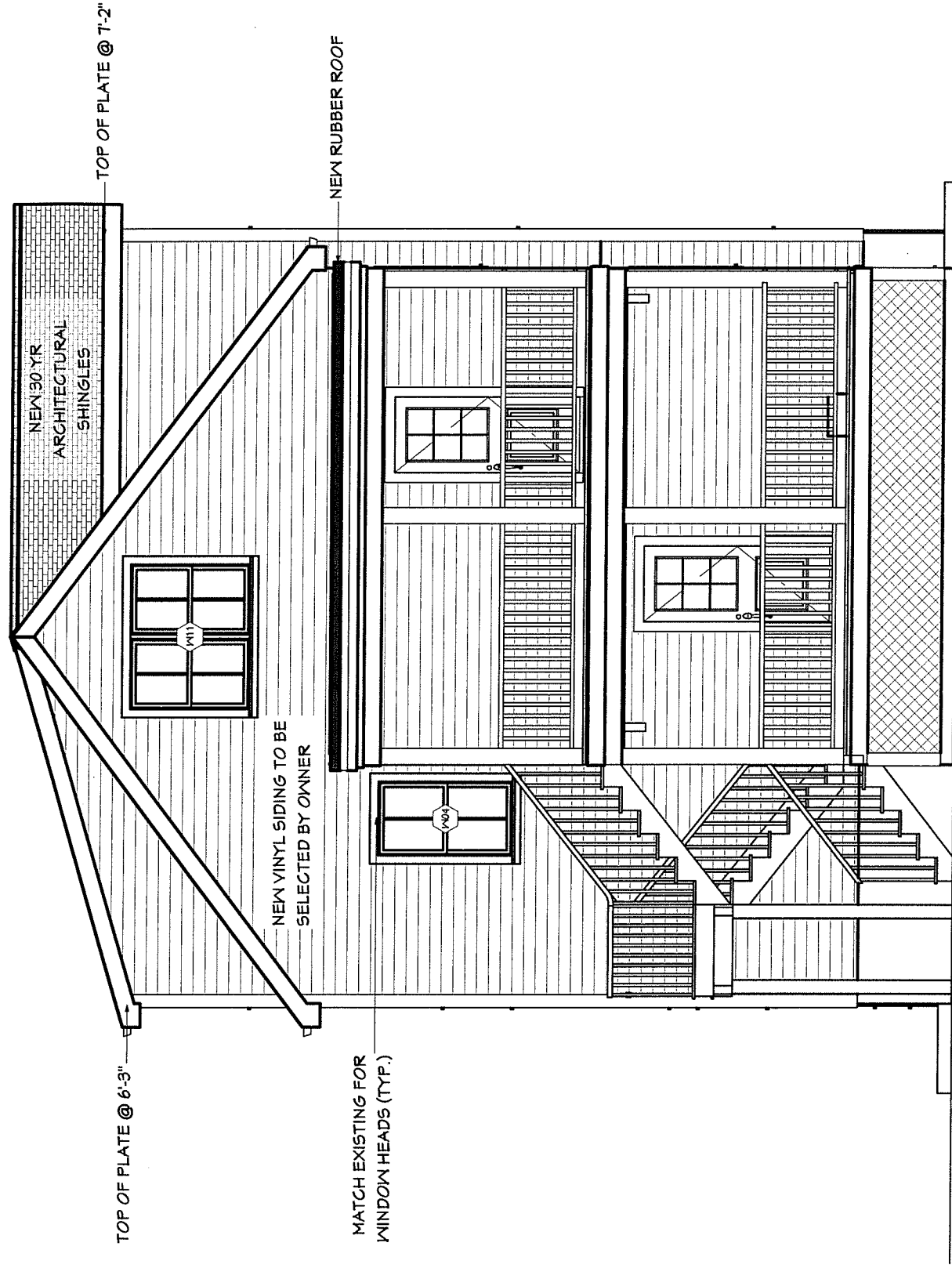
 MDS Design — Custom Homes —	<div>19 Cabot St. Winchester, MA 01890 617 - 872 - 4497 contact@mdsdesign.com</div>	REMODEL OF EXISTING TWO-FAMILY RESIDENCE  70-72 OXFORD ST ARLINGTON, MA 02474		Third Floor Plan	DATE: 7/20/22	SHEET: 5
					SCALE: AS NOTED	



## FRONT ELEVATION

**A**

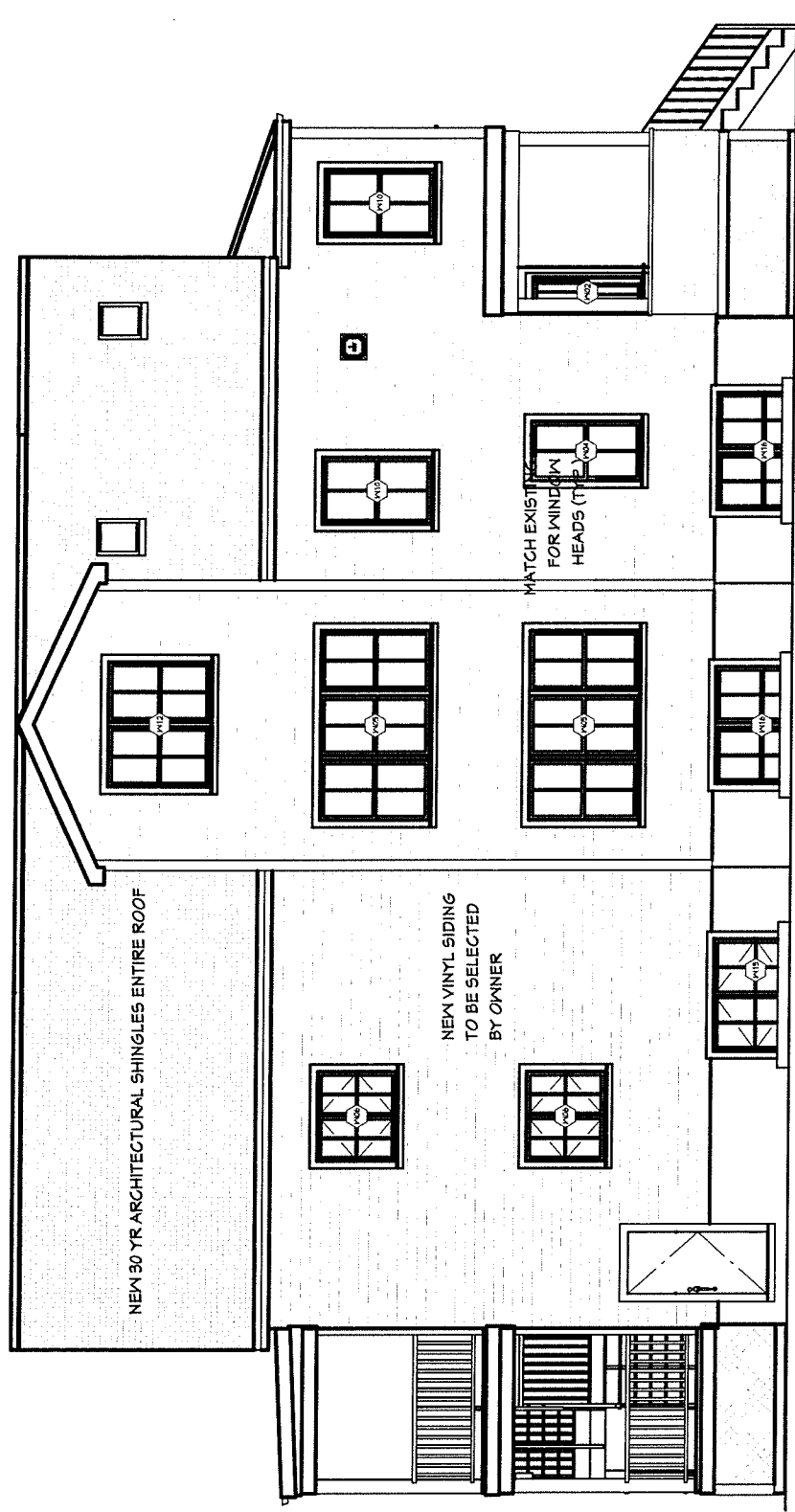
3/16" = 1'



## REAR ELEVATION

**B**

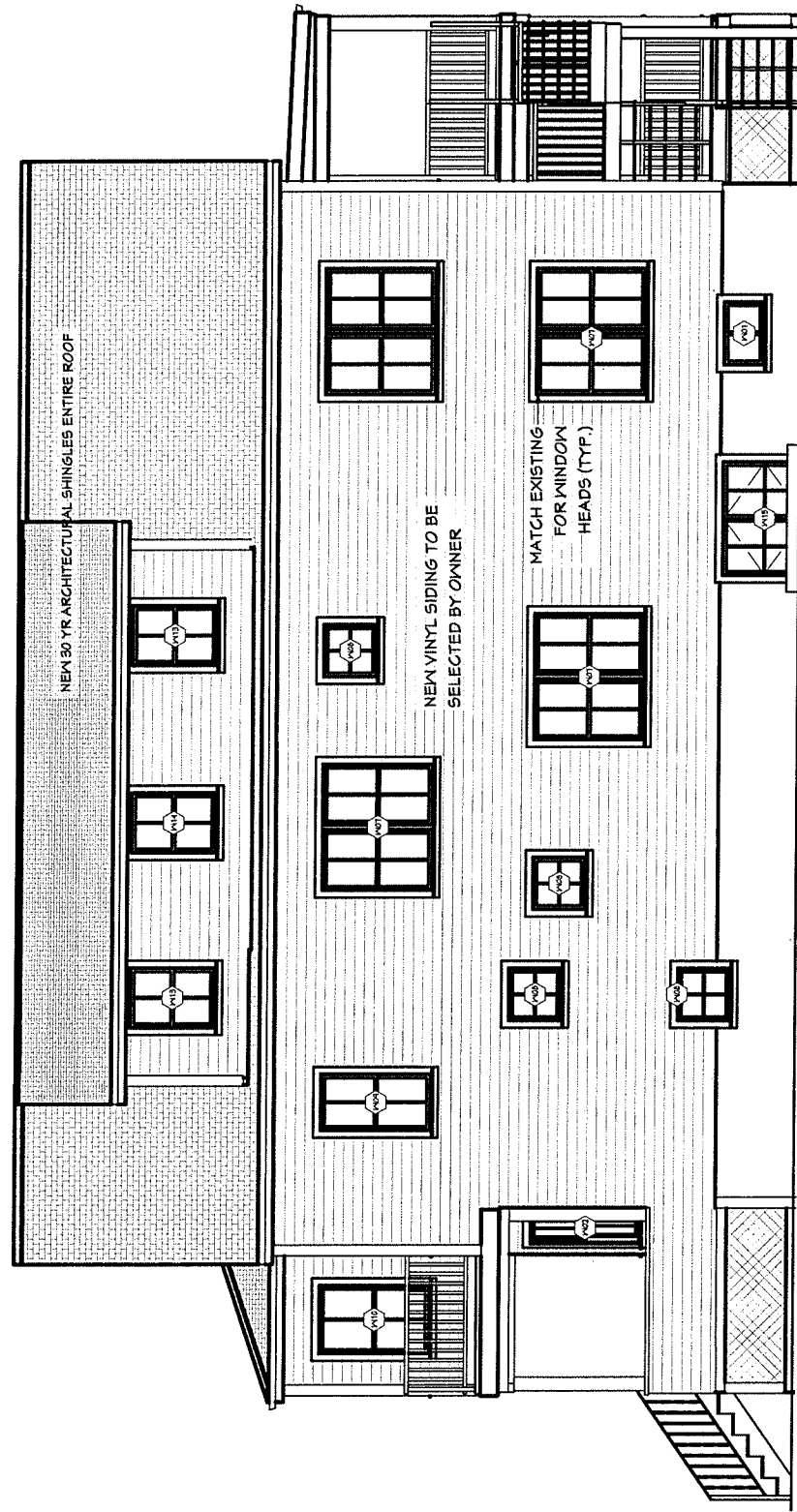
3/16" = 1'



## LEFT ELEVATION

**A**

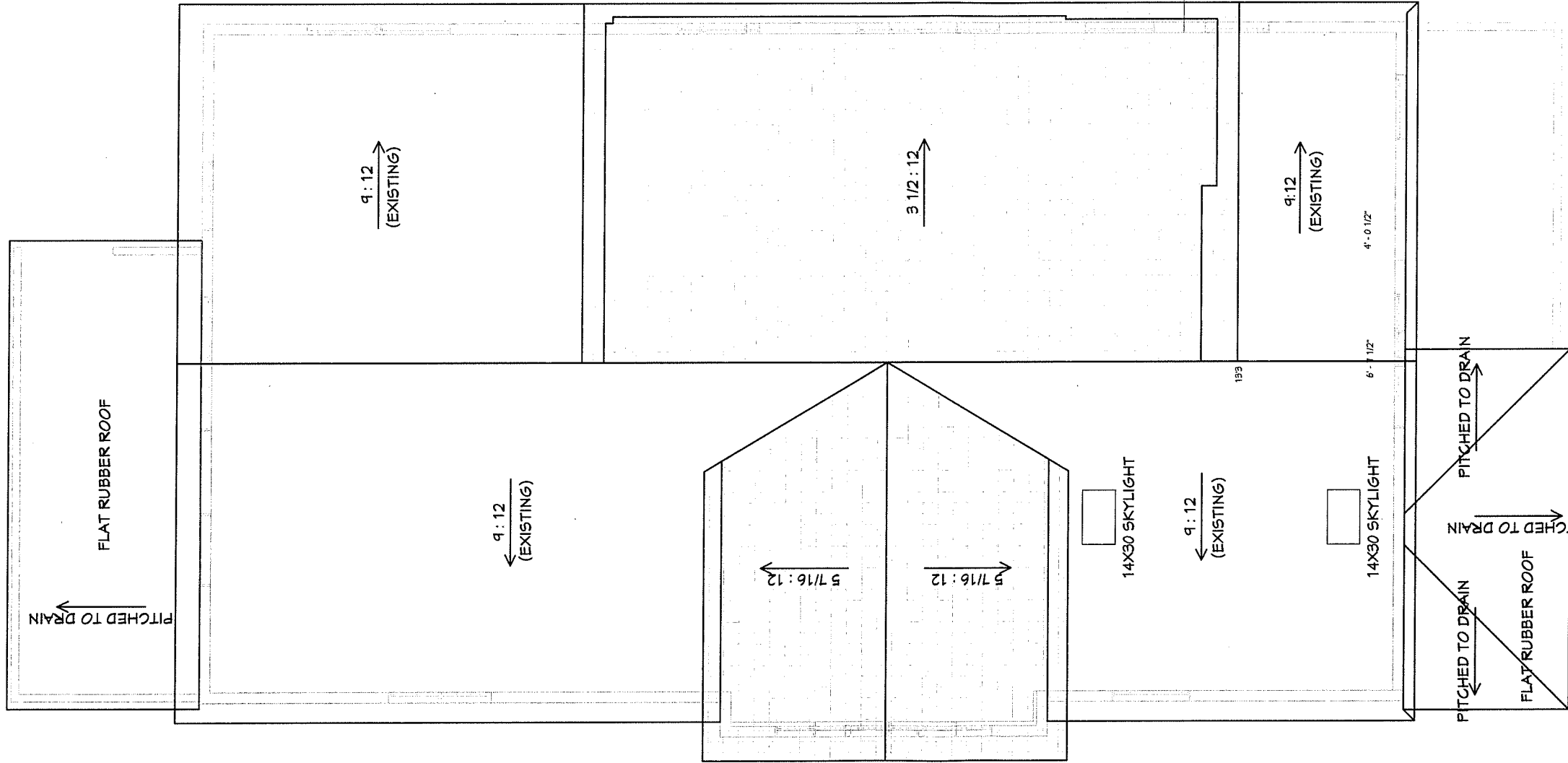
1/8" = 1'



## RIGHT ELEVATION

**B**


1/8" = 1'



# A

## ROOF PLAN

3/16" = 1'

<div>  <div> <div>MDS Design</div> <div>- Custom Homes -</div> </div> </div> <div> <div> <div>19 Cabot St.</div> <div>Winchester, MA 01890</div> </div> <div> <div>617 - 872 - 4497</div> <div>contact@mdsdesign.com</div> </div> </div>	<div> <div>REMODEL OF EXISTING TWO-FAMILY RESIDENCE</div> <div>70-72 OXFORD ST</div> <div>ARLINGTON, MA 02474</div> </div>		<div> <div>Roof Plan</div> </div>	<div> <div>DATE:</div> <div>7/20/22</div> </div>	<div> <div>SHEET:</div> <div>8</div> </div>
				<div> <div>SCALE:</div> <div>AS NOTED</div> </div>	



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

**MEMORANDUM**

To: Zoning Board of Appeals  
From: Marisa Lau, Senior Planner, Dept. of Planning and Community Development  
Date: 9/26/2022  
RE: Docket 3716 – 70-72 Oxford St; Special Permit under Zoning Bylaw 8.1.3(B)  
Nonconforming Single-Family or Two-Family Dwellings

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The applicants, Ayse Ozgur Aytar and Charles Cagri, seek a Special Permit in accordance with Section 8.1.3.B - Nonconforming Single-Family or Two-Family Dwellings of the Zoning Bylaw. The applicants seek to construct an addition of two dormers for a two-family home, and make other renovations to the front and rear porches and interior. The proposal would add 298 square feet of living area to the attic. The total square footage of the structure would increase from 3,979 SF to 4,231 SF (+252 SF) under the proposal.

The structure is in the R2 Zoning District and is nonconforming with the Zoning Bylaw's lot size; frontage; front and right side yard; and usable open space requirements. The applicant is not increasing the footprint of the existing structure. The addition would not increase any of the nonconformities of the existing structure.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R2 zoning district.

Criterion #2: Public Convenience/Welfare

The existing two-family use will not change. This proposal would simply provide additional living space for the owners' family. The Board can find that this condition is met.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

The existing two-family use will not change. There would not be an increase in traffic congestion or an impairment of public safety. The Board can find that this condition is met.

Criterion #4: Undue Burden on Municipal Systems

The existing two-family use will not change. There would not be an undue burden on municipal systems. The Board can find that this condition is met.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.



Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

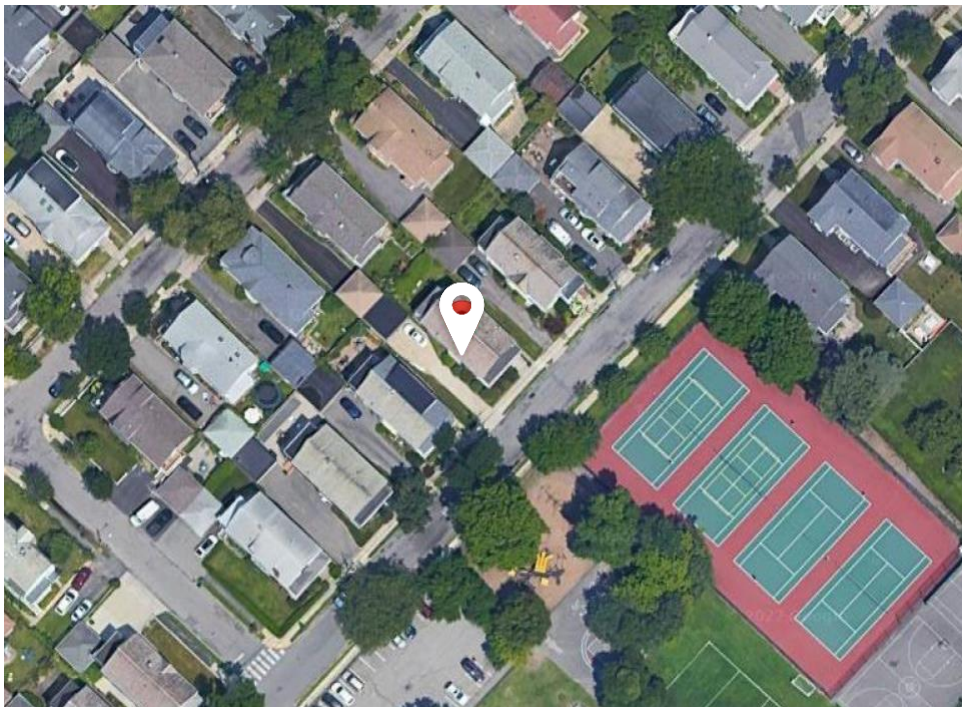
The homes in the vicinity of the property are primarily two-family structures. Large dormers are a prevalent feature throughout the neighborhood. Additionally, several apartment buildings are located at the north end of the block in the R5 zoning district. While the dormers increase the structure's massing, the addition is sufficiently set back from the front façade so as to avoid adding significant appearance of height beyond two stories from the street.

Consistent with the Residential Design Guidelines, the addition will complement the style of the existing structure and adjacent homes in the neighborhood.<sup>1</sup> Overall, the proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses. The Board can find that this condition has been met.

Below are aerial and street-based photos of the current building:



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<sup>1</sup> Residential Design Guidelines, Principles B-1 (pg. 26) and C-1 (pg. 36).  
<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>



#### Summary of Analysis:

The Department of Planning and Community Development (DPCD) maintains that this proposal is consistent with the Special Permit criteria in Section 3.3.3, A through G, of the Zoning Bylaw.

#### Related Dockets:

- #3710: 33 Varnum St – Applicant sought a special permit to construct an addition of two shed dormers on a nonconforming lot in the R2 Zoning District. Approved 8/30/2022.
- #3706: 13-15 Adams St – Applicant sought a special permit to construct a dormer addition on a nonconforming lot in the R2 Zoning District. Approved 8/9/2022.
- #3700: 38-40 Newport St – Applicant sought a special permit to construct an addition of two shed dormers on a nonconforming lot in the R2 Zoning District. Approved 7/12/2022.
- #3698: 39 Tufts St – Applicant sought a special permit to expand their existing attic with an addition of two dormers and roof replacement on a two-family structure on a nonconforming lot in the R1 Zoning District. Approved 5/24/2022.